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**REQUESTED BY AND UPON  
RECORDING RETURN TO:**

Martin Cohn, Esq.  
116 South Michigan – 14th Floor  
Chicago, Illinois 60603-6005

**SEND SUBSEQUENT TAX BILLS:**

Susan S. Donahue, trustee  
1226 Belleforte Avenue  
Oak Park, Illinois 60302



**Doc#: 1215929044 Fee: \$46.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2012 10:48 AM Pg: 1 of 5

*(This Space for Recorder's Use Only)*

## DEED IN TRUST

ILLINOIS

THE GRANTOR, **SUSAN S DONAHUE**, widow of Philip E. Donahue, deceased, and not since remarried, of the City of **Oak Park** of the County of **Cook** and State of **Illinois** for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto **SUSAN S DONAHUE, 1226 North Belleforte, Oak Park, Illinois 60302**, as Trustee under the provisions of a trust agreement dated September 23, 2005 and amended and restated December 21, 2011, and known as the **SUSAN S DONAHUE REVOCABLE TRUST** (hereinafter referred to as said "trustee" regardless of the number of trustees), grantee, and unto all and every successor or successors in trust under said trust agreement, in the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A**

Permanent Real Estate Index Number: **20-12-112-017-1003**

Address of Real Estate: **5345 South Hyde Park, Unit 3A, Chicago, IL 60615**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or

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assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said real estate, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created herein and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof, if any, and binding upon all beneficiaries thereunder; (c) that said trustee or any successor in trust was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

**IN WITNESS WHEREOF**, the grantor aforesaid has hereunto set her hand and seal this 10th day of **February, 2012**.



**SUSAN S DONAHUE**

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **SUSAN S DONAHUE**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she

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signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of February, 2012.



*Linda Koch*  
\_\_\_\_\_  
Notary Public

*Exempt under provisions of Section 4, Paragraph (e) of the Illinois Real Estate Transfer Tax Act.*

Dated: 2-10-12 By: *Ment*, agent

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Unit No. 3A as delineated on survey of the following described parcel of real estate (hereinafter referred to as "parcel"):

The South 35.50 feet of Lot 6 in S.T. Cooper's Subdivision of the West 161 feet of Block 35 in subdivision of land in the South West fractional 1/4 of Section 12, Township 38 North, Range 14 East of the Third Principal Meridian, (marked grounds of the Presbyterian Theological Seminary of the North West) on the plat of the town of Hyde Park recorded in Book 143 on page 79, according to the plat thereof recorded in Book 115 of Plats, page 23, as Document 5003111, all in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium made by Chicago Title and Trust Co., as Trustee under Trust Agreement dated September 27, 1974, and known as Trust Number 65092, recorded in the office of the Recorder of Cook County, Illinois, as Document 22949726 together with an undivided 15.28 percent interest in said parcel excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) all in Cook County, Illinois.

Permanent Real Estate Index Number: **20-12-112-017-1003**

Address of Real Estate: **5345 South Hyde Park, Unit 3A, Chicago, IL 60615**


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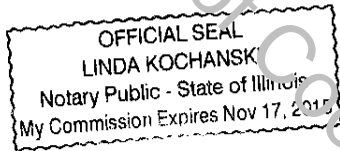
## STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 15, 2012

  
\_\_\_\_\_  
Martin Cohn

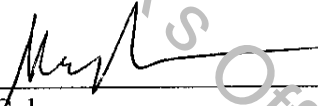
Subscribed and sworn to before me by the said MARTIN COHN on February 15, 2012.



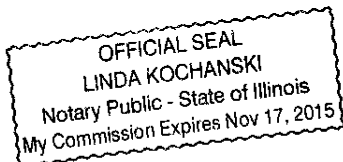
  
\_\_\_\_\_  
Notary Public


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 15, 2012

  
\_\_\_\_\_  
Martin Cohn

Subscribed and sworn to before me by the said MARTIN COHN on February 15, 2012.



  
\_\_\_\_\_  
Notary Public

**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)