

UNOFFICIAL COPY



Doc#: 1217850056 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/26/2012 12:53 PM Pg: 1 of 4

DEED IN TRUST

Above Space for Recorder's use only

THIS INDENTURE, made by BRIAN A. BATES, an unmarried man, Grantor, of Chicago, Illinois, hereby conveys and warrants to BRIAN A. BATES, as Trustee of the Brian A. Bates Revocable Trust dated May 5, 1998, as amended, Grantee, for the sum of Ten Dollars and other good and valuable consideration receipt of which is hereby acknowledged, the following tract of land in the City of Chicago, County of Cook, State of Illinois:

See Attached Exhibit

Property Address: 1215 West Eddy, Chicago, Illinois 60657
PIN: 14-20-307-014-0000

SUBJECT TO: covenants, conditions, and restrictions of record; and to General Taxes for 2011 and subsequent years.

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 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 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 was above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advance on said premises, 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 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 by this Indenture 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 and binding upon all beneficiaries there under; (c) that said trustee 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 successor in trust have been properly

UNOFFICIAL COPY

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, avail and proceeds thereof as aforesaid.

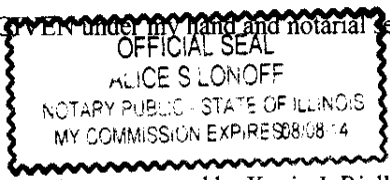
In Witness Whereof, said Grantor has herunto set his hand and seal this 2nd day of May, 2012

Brian A. Bates [SEAL]
Brian A. Bates

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a notary public in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Brian A. Bates, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

~~GIVEN under my hand and notarial seal, this~~ 2nd day of May, 2012.



Alice S. Lonoff
Notary Public

This instrument was prepared by Kevin J. Rielley, Esq., 518-26 Davis Street, Suite 207, Evanston, Illinois 60201

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Kevin J. Rielley, Esq.
518 Davis Street
Suite 217
Evanston, Illinois 60201

Brian A. Bates, Trustee
1215 West Eddy
Chicago, Illinois 60657

Exempt under the provisions of Section 31-45(e) of the Real Estate Transfer Tax Law.

5/2/12

[Signature]

UNOFFICIAL COPY

LOT 6 AND THE EAST 5 FEET OF LOT 7 IN BLOCK 4 IN
OLIVER'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF THE
SOUTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 40 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

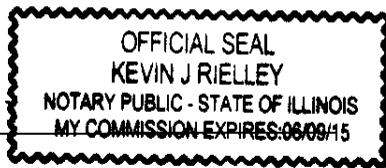
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 2, 2012

Signature *Ben Bates*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR
THIS 2nd DAY OF MAY,
2012.

NOTARY PUBLIC _____



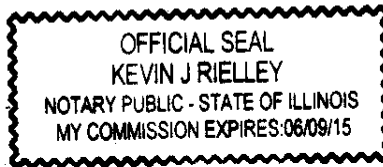
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 2, 2012

Signature *Ben Bates*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE
THIS 2nd DAY OF MAY,
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]