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DEED IN TRUST (Illinois)

Doc#: 1217939054 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/27/2012 11:22 AM Pg: 1 of 4

Mail to: Case Hoogendoorn
Hoogendoorn & Talbot LLP
122 S. Michigan Avenue
Suite 1220
Chicago, IL 60603
Name & Address of Taxpayer:
Paul R. Knapp
Nancy J. Knapp
30 W. Oak Street
Unit 17B
Chicago, IL 60610

THE GRANTORS Paul R. Knapp and Nancy J. Knapp, husband and wife
of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS,
and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto _____

Paul R. Knapp and Nancy J. Knapp

30 W. Oak Street, Unit 17B, Chicago, IL 60610

Grantee's Address

City State Zip
as Co-Trustees under the provisions of a Trust Agreement dated the 30th day of April, 2012, and known as the Knapp Family Trust and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 17B, together with the exclusive right to use Parking Spaces I-29/P-30 and Storage Space S-09, limited common elements, in the 30 W. Oak Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

The South 90.0 feet of Lots 1 and 2, taken as a tract, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And also

That part of Lots 1 and 2 (except the South 90.0 feet thereof) taken as a tract, lying below a horizontal plane of 14.01 feet Above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit C to the Declaration of Condominium recorded October 18, 2006 as Document Number 629110006, as amended by First Amendment recorded December 1, 2006 as Document Number 0633517012, Second Amendment recorded December 18, 2006 as Document Number 0635215100, Third Amendment recorded December 27, 2006 as Document Number 0636109036 and Fourth Amendment recorded December 29, 2006 as Document Number 0636309031, and as further amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2: Non-exclusive easements for the benefit of Parcel 1 as created by Easement Agreement, recorded October 18, 2006 as Document Number 629110005, over the burdened land described therein, for ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the land therein referred to as the "Condo Garage" (Said burdened land commonly referred to in said Agreement as the "Townhome Parcel" and "Townhome Improvements".)

Permanent Index Number: 17-04-424-055-1031

Property Address: 30 W. Oak Street, Unit 17B, Chicago, IL 60610

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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.

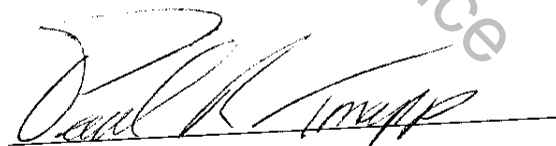
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 the present or in the future, 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 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.

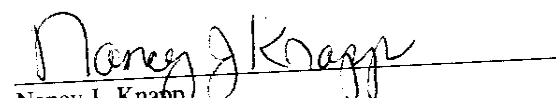
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see to the application of any purchase money, 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 thereunder; (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 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.

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

DATED this 23 day of May, 2012.


Paul R. Knapp


Nancy J. Knapp

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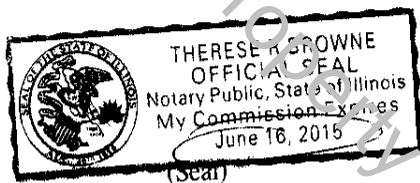
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Paul R. Knapp and Nancy J. Knapp, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal this 23 day of May, 2012.



Therese R. Browne
Notary Public

NAME AND ADDRESS OF PREPARER:
Case Hoogendoorn
Hoogendoorn & Talbot, LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107

COOK COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW.

DATE: 5/23/2012

Paul R. Knapp *Nancy Knapp*
Grantor/Grantee/Agent

Property of Cook County Clerk's Office

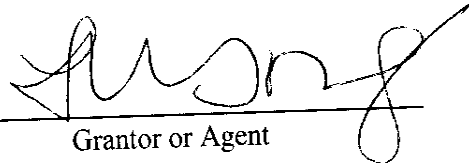
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STATEMENT BY GRANTOR AND GRANTEE

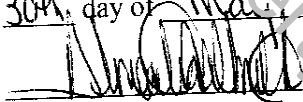
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

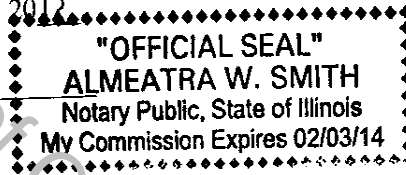
Dated: May 30, 2012

Signature:


Grantor or Agent

Subscribed and sworn to before me this
30th day of May, 2012

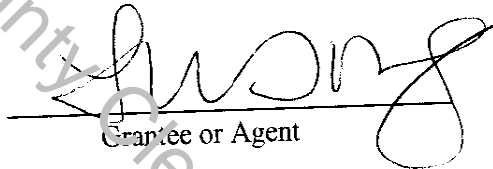

Notary Public



The grantee 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.

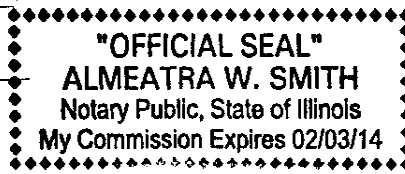
Dated: May 30, 2012

Signature:


Grantee or Agent

Subscribed and sworn to before me this
30th 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.]