

UNOFFICIAL COPY



DEED IN TRUST

PREPARED BY AND AFTER RECORDING
RETURN TO:

McDermott Will & Emery LLP
227 West Monroe Street
Chicago, Illinois 60606
Attention: David R. Neville

Common Address:

25 East Superior Street, Unit 2001
Chicago, Illinois 60611

PIN: 17-10-103-027-1373

Doc#: 1220239094 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2012 03:49 PM Pg: 1 of 7

[Above Space for Recorder's Use Only]

THE GRANTOR, **SUSAN M. BENNETT**, a married woman, having an address of 25 East Superior Street, Unit 2001, Chicago, Illinois 60611, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **GRANTS, BARGAINS and SELLS** unto **SUSAN M. BENNETT, AS TRUSTEE OF THE SUSAN M. BENNETT TRUST DATED FEBRUARY 14, 1992, AS AMENDED**, having an address of 25 East Superior Street, Unit 2001, Chicago, Illinois 60611 (the named individual, as trustee as aforesaid, together with all successors, are collectively referred to herein as the "Trustee"), the following described real estate situated in the County of Cook, in the State of Illinois, *to-wit*:

SEE ATTACHED EXHIBIT A

And hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND HOLD said real estate with all privileges, appurtenances and hereditaments thereunto belonging or in anywise appertaining, forever, and upon the terms and for the uses and purposes herein and in said trust instrument set forth.

SUBJECT TO: Covenants, conditions, restrictions, easements and reservations of record, building lines, public and utility easements, and general real estate taxes and assessments not yet due and payable.

In addition to all of the powers and authority granted to the Trustee by the terms of said trust instruments, full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at 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

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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 real estate, 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 the Trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee 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 the Trustee; or be obliged or privileged to inquire into any of the terms of said trust instruments; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 instruments were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said trust instruments or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 by 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 their predecessors 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 Grantor hereby expressly waives and releases any and all right of 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.

[signature page follows]

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IN WITNESS WHEREOF, Grantor has executed and delivered this Deed in Trust as of
7-17, 2012.

Susan M Bennett
Susan M Bennett

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 Susan M. Bennett, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July, 2012.



Pamela Sochor
Notary Public
(SEAL)

Send Subsequent Tax Bills to:

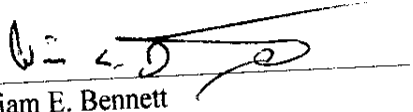
Susan M. Bennett Trust
25 East Superior Street, Unit 2001
Chicago, Illinois 60611

**This deed is exempt from transfer
Taxes Under 35 ILCS 200/31-45(c)**

7-17-12 Susan M Bennett
Date Grantor, Grantee or Agent

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The undersigned, William E. Bennett, husband of Susan M. Bennett, Grantor above, joins in the execution of this Deed in Trust and 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 with respect to said real estate.


William E. Bennett

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 William E. Bennett, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July, 2012.




Notary Public
(SEAL)

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EXHIBIT A

Parcel A:
Unit 2001 in the Fordham Condominium as delineated and defined on the plat of survey of part of the following described parcel of real estate:

- Parcel 1:
That part of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:
Commencing at the Northeast corner of said Block being the Southwest corner of Superior and Cass Streets; running thence South along the East line of said Block being the West line of Cass Street 106 feet to an alley; thence West 51 feet; thence North 100 feet to the North line of said Block 1, being the South line of Superior Street; thence East along the North line of said Block, 51 feet to the place of beginning, in Cook County, Illinois.
- Parcel 2:
Lots 1, 2 and 3 in Right Reverend A.O. Regan's (Bishop of Chicago) Subdivision of the South 112 of Block 48 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 3:
Lot 4 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 4:
Lot 6 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's addition to Chicago, a Subdivision in the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 5:
The West 25 feet of the East 101 feet of the North 106 feet of Block 48 in Kinzie's addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 6:
The West 50 feet of the East 151 feet of that party lying North of the South 112 feet of Block 48 in Kinzie's addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 7:
The East 25 feet of the West 150 feet of that part North of the South 112 feet of Block 48 in Kinzie's addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 8:
Lot 5 in O. Regan's Subdivision of the South 112 feet of Block 48 in Kinzie's addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 9:
Lot 7, in O. Regan's Subdivision to the South 112 feet of Block 48 in Kinzie's addition to Chicago of part of the fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
- Parcel 10:
The West 25 feet of the East 76 feet of the North 106 feet of Block 48 in Kinzie's addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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Parcel 11:

All that part of the public alley lying North of and adjoining Lots 1 through 7, inclusive, (except the West 20 feet thereof) in Rt. Rev. Anthony O. Regan's (Bishop of Chicago) Subdivision of the South 112 feet of Block 48 in Kinzie's addition to Chicago, a Subdivision in the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Except from all the above, taken as a tract; the West 20 feet of Lot 7, as measured at right angles to the West line thereof, in Rt. Reverend Anthony O. Regan's (Bishop of Chicago) Subdivision of the South 112 feet of Block 48 Kinzie's addition to Chicago, a Subdivision in the North fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as exhibit "F" to the Declaration of Condominium recorded December 3, 2002, document number 0021328830, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel B:

Easement for the benefit of Parcel A as created by Declaration of Easements, Restrictions, and Covenants made as of the 3rd Day of December, 2002 by Fordham 25 E. Superior LLC document number 0021328829 for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the commercial property and the garage property as more fully described therein and according to the terms set forth therein.

Parcel C:

The exclusive right to the use of Parking Space limited common element number P-809, a limited common element, as delineated on the survey attached to the Declaration aforesaid and the exclusive right to the use of Parking Space limited common element number P-1033, as delineated on the amendment to the Declaration recorded September 28, 2011 as document number 1127134076.

Parcel D:

The exclusive right to the use of storage space limited common element number S-311, S-312, a limited common element, as delineated on the survey attached to the Declaration aforesaid.


PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

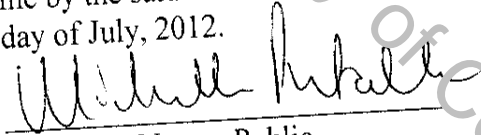
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: July 10, 2012



Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 10th day of July, 2012.




Notary Public



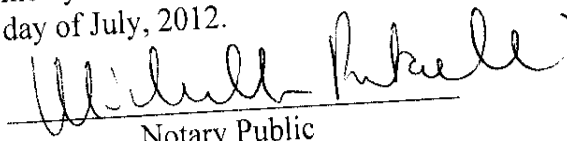
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 17, 2012



Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 17th day of July, 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.