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Doc#: 1232116031 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/16/2012 12:44 PM Pg: 1 of 6

(Above space -----)

DEED IN TRUST

THE GRANTOR, **KIMBERLY OSER**, an unmarried woman, of the City of Chicago, in the County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto **KIMBERLY K. OSER**, or her successor as **Trustee under the provisions of a trust agreement dated the 24th day of July, 2012, and known as the Kimberly K. Oser Trust Dated July 24, 2012**, whose address is 616 W. Waveland, Unit 3E, Chicago, Illinois 60613 (hereinafter referred to collectively as "said trustee" regardless of the number of trusts or trustees), and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook, and State of Illinois, to wit:

LEGAL DESCRIPTION - SEE EXHIBIT "A" ATTACHED HERE TO
AND MADE A PART HEREOF

Commonly known as: 616 W. Waveland Avenue
Unit 3E
Chicago, Illinois 60613

Permanent Index Number: 14-21-106-028-1005

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.

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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 present or in 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 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 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.

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And the said grantor hereby expressly does not 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 of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 24th day of July, 2012.

Kimberly Osler
KIMBERLY OSER

STATE OF ILLINOIS

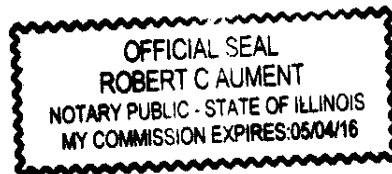
COUNTY OF DeKalb)
SS

I, Robert C. Aument, a Notary Public in and for the County and State aforesaid, do hereby certify that **KIMBERLY OSER**, 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 signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth

GIVEN under my hand and official notarial seal this 24th day of July, 2012.

My commission expires:

Robert C. Aument
Notary Public



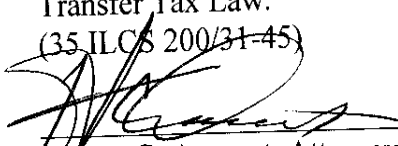
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 THIS INSTRUMENT PREPARED BY AND MAIL TO: Robert C. Aument, Esq.
 Daspin & Aument, LLP
 227 W. Monroe Street
 Suite 3500
 Chicago, IL 60606



 MAIL SUBSEQUENT TAX BILLS TO: Kimberly Oser
 616 W. Waveland Avenue
 Unit 3E
 Chicago, Illinois 60613

 I HEREBY DECLARE: This Deed in Trust represents a transaction
 exempt from tax under the provisions of
 paragraph (e), Section 31-45, Real Estate
 Transfer Tax Law.
 (35 ILCS 200/31-45)

Dated: 7/24/12


 Robert C. Aument, Attorney

REAL ESTATE TRANSFER	09/28/2012
 CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00
14-21-106-028-1005 20120901606135 ZL43KR	

REAL ESTATE TRANSFER	11/16/2012
 COOK:	\$0.00
 ILLINOIS:	\$0.00
TOTAL:	\$0.00
14-21-106-028-1005 20120901606135 X4H3SU	

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Exhibit A

Legal Description

UNIT NUMBER 3-E OF 616-618 WAVELAND AVENUE CONDOMINIUM, BEING IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 20, 1976 AS DOCUMENT 23565297 IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

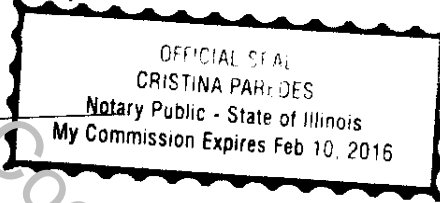
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 September 21, 2012

Signature: *Karen C. Paredes*
Grantor or Agent

Subscribed and sworn to this 21st day of
September 2012

Cristina Paredes
Notary Public



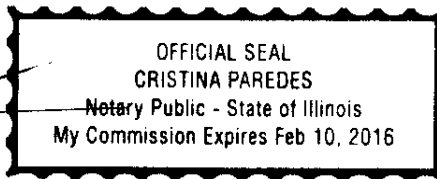
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 21, 2012

Signature: *Karen C. Paredes*
Grantee or Agent

Subscribed and sworn to before this 21st day
of September 2012

Cristina Paredes
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 AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]