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LEGAL FORMS

No. 1990-REC
April 2000

Doc#: 1234956001 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2012 01:16 PM Pg: 1 of 4

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, John McNulty, divorced and not remarried, of 1210 Chicago Ave., Unit 309A, Evanston, Illinois 60202 of the County of Cook and State of Illinois for and in consideration of Ten and no/100 - - (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Conveys (WARRANTS ~~XXXXXXXXXX~~) * unto

Above Space for Recorder's use only

John Joseph McNulty
1210 Chicago Ave., Unit 309A
Evanston, IL 60202
(Name and Address of Grantee)

CITY OF EVANSTON
EXEMPTION
[Signature]
CITY CLERK

as Trustee under the provisions of a trust agreement dated the 19th day of October, 2012, the John J. McNulty Trust and known as Trust Number (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Exempt Under Provisions of Paragraph (e)
Section 4, Real Estate Transfer Tax Act
Date: 12/13/12 John McNulty
Buyer/Seller Representative

Permanent Real Estate Index Number(s): 11-19-105-040-1129

Address(es) of real estate: 1210 Chicago Ave., Unit 309A, Evanston, IL 60202

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, street, 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 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.

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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, hers, 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 grantor _____ hereby expressly waive s _____ and release s _____ 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 his hand _____ and seal

this 13th day of December, 2012

(SEAL)

John McNulty

(SEAL)

John McNulty

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

John McNulty, divorced and not remarried,

personally known to me to be the same person _____ whose name _____ is _____ subscribed

to the foregoing instrument, appeared before me this 13th 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of December, 2012

Commission expires May 16, 2015 Suzanne L. Hall

Suzanne L. Hall, Attorney at Law
NOTARY PUBLIC

This instrument was prepared by 1601 Sherman Ave., Suite 410, Evanston, IL 60201
(Name and Address)



HERE

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

Suzanne L. Hall, Esq.
(Name)

John J. McNulty, Trustee
(Name)

MAIL TO: 1601 Sherman Ave., Ste. 410
(Address)

1210 Chicago Ave, Unit 309A
(Address)

Evanston, IL 60201
(City, State and Zip)

Evanston, IL 60202
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER C309A IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF P-156 AND S-156, LIMITED COMMON ELEMENTS, AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3:

EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

Permanent Index Number: 11-19-105-040-1129

Property Address: 1210 Chicago Ave., Unit 309A, Evanston, IL 60202

SUBJECT TO; covenants, conditions and restrictions of record; the Declaration of Condominium recorded as Document No. 0011237861, as amended from time to time; and the Condominium Property Act.

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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 December 13, 2012

Signature: John McNulty
Grantor or Agent, Attorney

Subscribed and sworn to before me by the said John McNulty this 13th day of December, 2012.
Notary Public Suzanne L. Hall

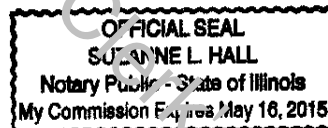


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 December 13, 2012

Signature: John Joseph McNulty
Grantee or Agent, Attorney

Subscribed and sworn to before me by the said John Joseph McNulty this 13th day of December, 2012.
Notary Public Suzanne L. Hall



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.)