

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



13023180330

**After Recording Mail To:**  
Peter J. Latz & Associates LLC  
104 N. Oak Park Avenue  
Suite 200  
Oak Park, Illinois 60301

**Doc#:** 1302318033 **Fee:** \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/23/2013 03:23 PM Pg: 1 of 5

**Subsequent Tax Bills to:**  
Mr. and Mrs. John C. O'Rourke, Jr.  
310 S. Michigan Avenue  
Unit 1809  
Chicago, Illinois 60604

Above Space for Recorder's Use Only

**THE GRANTORS, John C. O'Rourke and Mary O'Rourke**, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto the **GRANTEES:**

**John C. O'Rourke, Jr.**, not individually, but solely as Trustee of the **John C. O'Rourke, Jr. 2012 Trust dated December 20, 2012**, of 310 S. Michigan Avenue, Unit 1809, Chicago, Illinois 60604, and all successor or successors in trust, as to an undivided one-half (1/2) interest in the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit - A- attached hereto;** and

**Mary R. O'Rourke**, not individually, but solely as Trustee of the **Mary R. O'Rourke 2012 Trust dated December 20, 2012**, of 310 S. Michigan Avenue, Unit 1809, Chicago, Illinois 60604, and all successor or successors in trust, as to an undivided one-half (1/2) interest in the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit - A- attached hereto**

Exempt under Provision of Paragraph E  
Section 4, Real Estate Transfer Tax Act.

Date: 12/20/12  
Signature: [Handwritten Signature]

Permanent Real Estate Index Number: 17-15-107-078-1420  
17-15-107-078-1205

Address of Real Estate: 310 S. Michigan Avenue, Unit 1809, Chicago, Illinois 60604

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

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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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

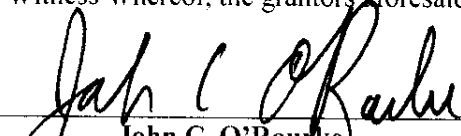
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the applications of any purchase money, rent, or money borrowed or advanced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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

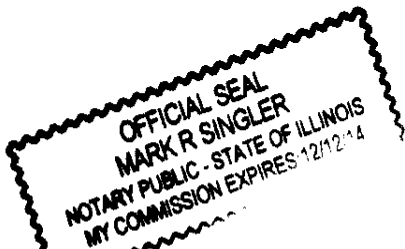
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 20<sup>th</sup> day of December, 2012.

  
\_\_\_\_\_  
John C. O'Rourke

  
\_\_\_\_\_  
Mary O'Rourke

STATE OF ILLINOIS )  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John C. O'Rourke** and **Mary O'Rourke**, 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20<sup>th</sup> day of December, 2012.

Commission expires: 12/12/2014

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Peter J. Latz & Associates LLC  
104 North Oak Park Avenue, Suite 200, Oak Park, Illinois 60301

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## Exhibit -A- (Page 1 of 2)

Property Address: **310 S. Michigan Avenue, Unit 1809, Chicago, Illinois 60604  
Unit 1809; Storage Space S18-J; Parking Spaces P4-48 / P4-49;  
and Imagination Room 09A**

Property Index Number: **17-15-107-078-1420 / 17-15-107-078-1205**

Legally described as follows:

### PARCEL 1.

UNIT 1809, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S18-J AND IMAGINATION ROOM 09A, LIMITED COMMON ELEMENT(S) AND PARKING SPACE UNIT P4-48 / P4-49, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0725103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

City of Chicago  
Dept. of Finance  
636085



Real Estate  
Transfer  
Stamp

\$0.00

11/13/2013 15:09

Doc# 0000

Batch 5 531.131

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**Exhibit -A-**  
(Page 2 of 2)

Property Address: **310 S. Michigan Avenue, Chicago, Illinois 60604  
Unit 1809; Storage Space S18-J; Parking Spaces P4-48 / P4-49;  
and Imagination Room 09A**

Property Index Number: **17-15-107-078-1420 / 17-15-107-078-1205**

Legally described as follows:

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510317 FOR, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

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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 20<sup>th</sup>, 2012.

Dated December 20<sup>th</sup>, 2012

Subscribed and sworn to before me this 20<sup>th</sup> day of December, 2012.

[Signature]  
Notary Public

Grantors:

[Signature]  
John C. O'Rourke  
[Signature]  
Mary O'Rourke



The grantee or her 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 20<sup>th</sup>, 2012.



Subscribed and sworn to before me this 20<sup>th</sup> day of December, 2012.

[Signature]  
Notary Public

Grantees:

[Signature]  
John C. O'Rourke, Jr., not individually, but solely as Trustee of the John C. O'Rourke, Jr. 2012 Trust dated December 20, 2012  
[Signature]  
Mary R. O'Rourke, not individually, but solely as Trustee of the Mary R. O'Rourke 2012 Trust dated December 20, 2012

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.)