

# UNOFFICIAL COPY

## QUITCLAIM DEED IN TRUST

THE GRANTOR, NANCY L. HICKMAN, AS SUCCESSOR TRUSTEE OF THE LUNDE TRUST DATED SEPTEMBER 18, 1998, 501 N. Clinton Street, Unit 1105, Chicago, Illinois 60654, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND QUITCLAIMS unto the GRANTEE, NANCY L. HICKMAN AS TRUSTEE OF THE NANCY L. HICKMAN TRUST DATED MARCH 25, 1994, AS AMENDED AND RESTATED, AND ALL AND EVERY SUCCESSOR TRUSTEE OR TRUSTEES, 501 N. Clinton Street, Unit 3003, Chicago, Illinois 60654, the following described Real Estate, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Property Address: 501 N. Clinton Street, Unit 1105 and PS 211, Chicago, Illinois 60654

Permanent Real Estate Index Number: 17-09-112-107-1050; 17-09-112-107-1309

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e).

Nancy L. Hickman  
Date: 12/3/2012

Dated: December 3, 2012

Nancy L. Hickman  
NANCY L. HICKMAN AS SUCCESSOR TRUSTEE OF  
THE LUNDE TRUST DATED SEPTEMBER 18, 1998

City of Chicago  
Dept. of Finance  
636988



Real Estate  
Transfer  
Stamp

\$0.00

2/7/2013 11:17

dr00347

Batch 5 696,856



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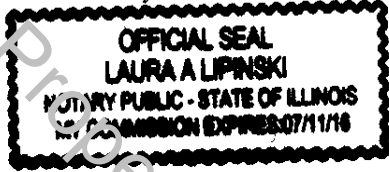
Doc#: 1303816030 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/07/2013 11:33 AM Pg: 1 of 4

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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 NANCY L. HICKMAN AS SUCCESSOR TRUSTEE OF THE LUNDE TRUST DATED SEPTEMBER 18, 1998 is 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 this instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and official seal, this 3rd day of December, 2012.



*Laura A. Lipinski*  
\_\_\_\_\_  
Notary Public

Send subsequent tax bills to: Nancy L. Hickman Trustee, 501 N. Clinton Street, Unit 3003, Chicago, Illinois 60654

This instrument was prepared by, and to be returned to: Laura A. Lipinski, Law Offices of Laura A. Lipinski, 4724 Central Avenue, Western Springs, IL 60558

Cook County Clerk's Office

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STREET ADDRESS: 501 N. CLINTON., UNIT 1105  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-09-112-106-1050

**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT NUMBER 1105 AND P-211 IN THE KINZIE PARK TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 22 IN KINZIE PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00980340; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT 99514088

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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 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 3, 2012 Signature: Nancy L. Hickman  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Nancy L. Hickman  
Affiant this 3rd day of December, 2012.

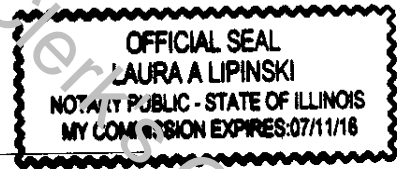


NOTARY PUBLIC Laura A. Lipinski

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 3, 2012 Signature: Nancy L. Hickman  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Nancy L. Hickman  
Affiant this 3rd day of December, 2012.



NOTARY PUBLIC Laura A. Lipinski

NOTE: Any person who knowingly submits a false statement concerning the identity of the 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.)