

# UNOFFICIAL COPY

ILLINOIS STATUTORY

## DEED IN TRUST

MAIL TO: Alfred S. Lee  
1900 E. Golf Rd., Ste. 950  
Schaumburg, IL 60173



Doc#: 1315044045 Fee: \$46.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/30/2013 12:15 PM Pg: 1 of 5

NAME & ADDRESS OF TAXPAYER:  
Kathryn Sullivan, Trustee  
530 N. Lake Shore Drive  
Unit 2309  
Chicago, IL 60611

**THE GRANTORS**, KATHRYN SULLIVAN, a married person, of the County of Cook, State of Illinois, for and in consideration of Ten and no/100ths dollars (\$10.00), Convey and Quit Claim to **KATHRYN SULLIVAN, TRUSTEE OF THE KATHRYN SULLIVAN DECLARATION OF TRUST DATED May 1, 2012**, 530 N. Lake Shore Drive Unit 2309, Chicago, IL 60611, and any amendments thereto, **GRANTEE**, (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 ATTACHED LEGAL DESCRIPTION

*\* 50% interest as tenants in common.*

Permanent Index Number(s): 17-10-211-013 and 17-10-211-014  
Property Address: 530 N. Lake Shore Drive #2309, Chicago, IL 60611

Subject to real property taxes, and valid easements, covenants, conditions and restrictions of record.

To have and to hold, the Property with the appurtenances upon the trusts and for the uses and purposes set out in this deed and in the terms and provisions of said revocable living trust agreement. Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the 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 the Property or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof, to lease the property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods

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of time, 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 the present or future rentals, to partition or to exchange the Property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the Property, 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 agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee conveyance, lease or other instrument, (a) that at this time of the delivery thereof the trust created by this indenture and by 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 this indenture and in the trust agreement or in some amendment thereof and binding upon all beneficiaries there under, (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 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, estate, rights, powers, authorities, duties and obligations of its, his or 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 the 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.

To have and to hold, the Property together with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or

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in any wise appertaining unto Grantee and unto Grantee's successors-in-interest and assigns forever.

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 in which said property is located, providing for the exemption of homesteads from sale on execution or otherwise.

Dated: May 1, 2012

*Kathryn Sullivan*

KATHRYN SULLIVAN

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that KATHRYN SULLIVAN 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 1<sup>st</sup> day of May 2012.



Notary Public *Alfred S Lee*

My commission expires 4/30/14

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COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph (e), Section 305/4  
Real Estate Transfer Act.

Date: May 1<sup>st</sup>, 2012

Signature: *Chandana Dubson*

Prepared by:  
Johnson, Westra, et al  
380 S. Schmale Road, Suite 102  
Carol Stream, IL 60188-2790

City of Chicago  
Dept. of Finance  
644920



Real Estate  
Transfer  
Stamp  
\$0.00

5/30/2013 11:45  
DR43142

Batch 6 421,917

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## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1:

Unit 2309 in the 530 Lake Shore Drive Condominium as delineated on a Survey of a Parcel of land comprised of:

The East 1/2 of Lot 43 in Circuit Court Partition of the Ogden Estates Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and

Lot 44 in Circuit Court Partition of the Ogden Estates Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, except that part thereof described as follows:

Beginning at the Southeast corner of said Lot 44; thence West along the South line of said Lot a distance of 109.149 feet; thence Northeasterly along a straight line which forms an angle of 30 degrees 02 minutes 48 seconds, as measured from the East to the Northeast from the last described line, a distance of 24.355 feet; thence East along a straight line, which forms an angle of 150 degrees as measured from the Southwest through the South and East to the Northeast from the last described line, a distance of 29.887 feet to a point of curve; thence Northeasterly along a curve concave to the Northwest and having a radius of 25.633 feet an arc distance of 36.567 to a point of tangency; thence Northeasterly along a straight line a distance of 75.639 feet to a point on the North line of said Lot, said point being 22.056 feet West of the Northeast corner of said lot; thence East along said North line a distance of 22.056 feet to the Northeast corner of said Lot; thence South along the East line of said Lot to the point of beginning, in Cook County, Illinois

Which Survey (the "Plat") is attached as Exhibit "D" to the Declaration of Condominium Ownership for 530 Lake Shore Drive Condominium recorded in Cook County, Illinois on July 21, 2003 as Document Number 0321245006 (the "Declaration"), together with its undivided percentage interest in the common elements, as amended from time to time.

### Parcel 2:

The exclusive right to the use of the Limited Common Element(s) comprised of Parking Space(s) numbered 411, as delineated on the Plat and as described in Subparagraph 8(a) of the Declaration, (such space, or each such space, as the case may be, a "Related Parking Space").

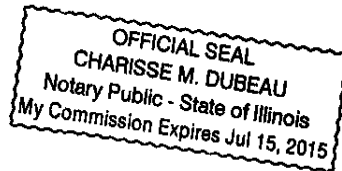
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## STATEMENT OF GRANTOR/GRANTEE

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 May 1, 2012 Signature: [Signature]  
Grantor or Agent

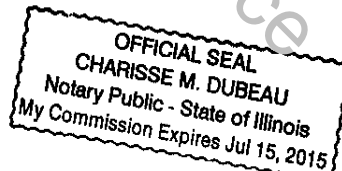
Subscribed and sworn to before me by the said Agent for Grantor this 1st day of May, 2012.  
Notary Public Charisse M. Dubeau



The grantee 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 May 2012 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent for Grantee this 1st day of May, 2012.  
Notary Public Charisse M. Dubeau



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.