

UNOFFICIAL COPY

Full power and authority is hereby granted to the trustee regarding the Real Estate or any part thereof: to improve, manage, protect, subdivide, and resubdivide; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options in purchase; to execute contracts to sell on any terms; to convey either with or without consideration; to convey to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee; to mortgage, pledge, or otherwise encumber; to partition; to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute leases; to commence in praesenti or futuro, options to lease, options to renew leases, and options to purchase the whole or any part of the lease; to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the Real Estate or any part thereof; and to deal with the Real Estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the Real Estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with the Trustee or successor Trustee or Trustees, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged or privileged to see to the application of any purchase money, rent, money borrowed or advanced on the Real Estate or be obliged or privileged to see that the terms of this trust have been complied with, or be obliged or privileged to inquire into the necessity or expediency of any act of said trustee, or into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee and any successor Trustee in relation to the 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 same 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 is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) that if the conveyance is made to a successor or successors in trust such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessors.

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 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 the Real Estate as such but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

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The Grantor hereby expressly waives and releases 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.

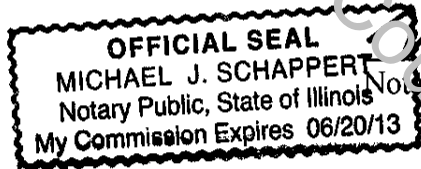
Grantor has caused his/her name to be signed the day and year first written above.

Patti R. Weber
PATTI R. WEBER

STATE OF ILLINOIS)
) ss.
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public in and for said County and State, certify that **PATTI R. WEBER**, 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 **PATTI R. WEBER** signed and delivered the instrument as his/her 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 notarial seal this 14th day of March, 2013.

 Michael J. Schappert
Notary Public

X This transaction does not represent a division of an existing parcel of land ; or
This transaction is described under 765 ILCS 205/1 (b) _____, of the Illinois Plat Act.

Michael J. Schappert
Seller or Representative

3-14-13
Date

Prepared by and return this document to:
Attorney Bradley T. Koch
HOLMSTROM & KENNEDY, P.C.
800 North Church Street
Rockford, IL 61103
Tel: 815-962-7071

Future taxes to:
Patti R. Weber, Trustee
Patti R. Weber Trust No. 2013
1850 North Mulford Road
Rockford, IL 61107

UNOFFICIAL COPY**EXHIBIT A****Parcel A:**

Unit 3805 in The Pinnacle Condominium as delineated on a plat of survey of The Pinnacle Condominium, which plat of survey is part of the following described parcel of real estate:

The East 120 feet of Lots 9 and 10 in the Assessor's Division of Block 39 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

And is attached as Exhibit "D" to the Declaration of Condominium recorded November 1, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0430644109, as amended from time to time, together with such unit's undivided percentage interest in the common elements.

Parcel B:

Easement for the benefit of Parcel A as created by Declaration of Easements, Restrictions and Covenants recorded November 1, 2004 as document 0430644108 for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property as more fully described therein and according to the terms set forth therein.

Parcel C:

The appurtenant right of the owner of Unit 3805 to the exclusive use of Parking Space Limited Common Element Number P-441 and P-442, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

Parcel D:

The appurtenant right of the owner of Unit 3805 to the exclusive use of Storage Space Limited Common Element Number S-188, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

Parcel E:

The appurtenant right of the owner of Unit 3805 to the exclusive use of Wine Cellar Limited Common Element Number W-02A, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

PIN 17-10-107-016-1185

City of Chicago
Dept. of Finance
644907



Real Estate
Transfer
Stamp

\$0.00

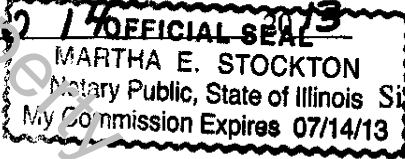
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Batch 6,420,926

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STATEMENT BY GRANTOR AND GRANTEE

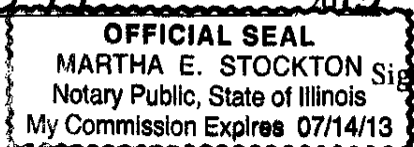
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 March 14, 2013


Signature: *Michael J. Schappert*
Grantor or Agent

Subscribed and sworn to before me:
By the said Michael J. Schappert
This 14th day of March, 2013
Notary Public Martha E. Stockton

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 title to real estate under the laws of the State of Illinois.

Date March 14, 2013


Signature: *Michael J. Schappert*
Grantee or Agent

Subscribed and sworn to before me
By the said Michael J. Schappert
This 14th day of March, 2013
Notary Public Martha E. Stockton

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)