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Deed Prepared By and  
Upon Recordation Return to:  
Jay L. Dolgin, Esq.  
Dolgin Law Group, LLC  
30 N. LaSalle Street, #2610  
Chicago, Illinois 60602

Doc#: 1402129080 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2014 02:55 PM Pg: 1 of 5

Send Subsequent Tax Bills To:  
Stanley L. Jarrow  
1212 North Lake Shore Dr.  
Apt. 9A South  
Chicago, IL 60610

**TRUSTEE'S QUIT CLAIM  
DEED IN TRUST**

**THIS INDENTURE WITNESSETH**, that the Grantor, **ELLEN J. SMITH**, a married woman, not individually, but as Trustee of the Stanley L. Jarrow Qualified Personal Residence Trust created pursuant to agreement dated December 30, 2008, of 55 West Goethe Street, Unit 1251, Chicago, IL 60610, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **Conveys and Quit Claims** unto **ELLEN J. SMITH**, not individually, but as Trustee of the Ellen J. Smith Declaration of Trust created pursuant to agreement dated July 19, 2011 (the "trust agreement"), of 55 West Goethe Street, Unit 1251, Chicago, IL 60610, the real estate situated in the **County of Cook** in the **State of Illinois** described on Exhibit A attached hereto and incorporated herein by reference.

**Address of Property:** 1212 North Lake Shore Drive, Apt. 9A South, Chicago, IL 60610  
**Permanent Index Number:** 17-03-114-003-1028

**TO HAVE AND HOLD** said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth, subject to real estate taxes not due and payable, easements, covenants, conditions and restrictions of record.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 real estate or any part thereof 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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

**REAL ESTATE TRANSFER**

01/21/2014



**CHICAGO:** \$0.00  
**CTA:** \$0.00  
**TOTAL:** \$0.00

**REAL ESTATE TRANSFER**

01/21/2014



**COOK** \$0.00  
**ILLINOIS:** \$0.00  
**TOTAL:** \$0.00

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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 or title or interest in or about or easement appurtenant to said real estate 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.

In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 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 hereunder, (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, rights, powers, authorities, duties and obligations of 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 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.

**THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR.**

IN WITNESS WHEREOF, the GRANTOR aforesaid, **Ellen J. Smith**, executed this Trustee's Quit Claim Deed in Trust on this 31<sup>st</sup> day of December, 2013.

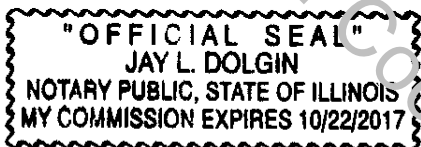
  
 \_\_\_\_\_  
 Ellen J. Smith, as trustee aforesaid

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STATE OF ILLINOIS     )  
                                          )  
COUNTY OF COOK     )     SS

On this 31 day of December, 2013, I, a Notary Public in and for said County in the State aforesaid, do hereby certify that **Ellen J. Smith**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, **not individually, but as Trustee of the Stanley L. Jarrow Qualified Personal Residence Trust created pursuant to agreement dated December 30, 2008**, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of December, 2013.



*Jay Dolgin*  
\_\_\_\_\_  
Notary Public

This transfer is exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law.

Date: 12/31/13

*Jay Dolgin*  
\_\_\_\_\_  
Attorney for Grantor

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## Exhibit A

### **Legal Description**

**PIN: 17-03-114-003-1028**

**UNIT NO. 9A-S** as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Beginning for the same at the point where the West line of Lake Shore Drive (200 feet wide) intersects with the South line of Scott Street (66 feet wide) and running thence along the West line of Lake Shore Drive, South 192 feet, 2 1/8 inches; thence North at an angle of 88 degrees 17 minutes West, 122 feet 9 1/2 inches, to the East line of Stone Street (66 feet wide); thence along the East line of Stone Street, North 192 feet 1 3/4 inches, to the South line of Scott Street aforesaid; and thence along the South line of Scott Street, East 117 feet 1 3/4 inches, to the point beginning, being all of Lots numbered 1 and 2 in Lawrence and Symonds' Subdivision of Lots 1 and 2, and the North 15 feet of Lot 3 in Block 8 in H.O. Stone's Subdivision of Astor's Addition to Chicago; the South 25 feet of Lot 3, all of Lot 4 and the North 32 feet of Lot 5, all in Block 8 in H.O. Stone's Subdivision of Astor's Addition to Chicago aforesaid, and all land derived by way of accretion, or otherwise, lying East of the East line of said Lots, as originally subdivided, and West of the West line of Lake Shore Drive, as now established, all situated in the City of Chicago, Cook County, Illinois,

which survey is attached as Exhibit "A" to Declaration made by LaSalle National Bank as Trustee under Trust No. 36853, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 20892901; together with an undivided .5964% interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and survey). Said document amended by Document No. 20946638 recorded September 2, 1969 all in Cook County, Illinois.

**Address:** Unit 9A South, 1212 N. Lake Shore Dr.  
Chicago, IL 60610

**PIN:** 17-03-114-003-1028

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## STATEMENT BY GRANTOR AND GRANTEE

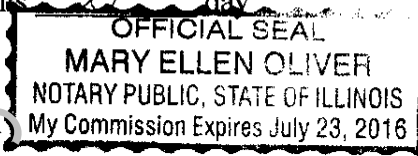
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1-21-2014

Signature: *[Handwritten Signature]* attorney  
grantor or agent

Subscribed and sworn to before me this 21<sup>st</sup> day of January, 2014.

*Mary Ellen Oliver*  
notary public



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: 1-21-2014

Signature: *[Handwritten Signature]* attorney  
grantee or agent

Subscribed and sworn to before me this 21<sup>st</sup> day of January, 2014..

*Mary Ellen Oliver*  
notary public



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 Act)