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DEED IN TRUST



Doc#: 1409316057 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2014 05:08 PM Pg: 1 of 6

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Daniel K. Kreisel, a single man, Joseph K. Kreisel and Phyllis Kreisel, Husband and Wife (collectively, "Grantors"), whose mailing

address is 1709 South Clifton Avenue, Park Ridge, Illinois 60068, hereby transfer, convey and warrant to Joseph Kenneth Kreisel, not individually but as Trustee of an unrecorded trust known as the Joseph Kenneth Kreisel Trust under Agreement dated January 23, 2014, whose mailing address is 1709 South Clifton Avenue, Park Ridge, Illinois 60068, and to Phyllis Kreisel, not individually but as Trustee of an unrecorded trust known as the Phyllis Kreisel Trust under Agreement dated January 23, 2014, whose mailing address is 1709 South Clifton Avenue, Park Ridge, Illinois 60068 ("Grantees"), Grantors' entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property").

TO HAVE AND TO HOLD AS TENANTS BY THE ENTIRETIES, the property with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to the Trustees to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustees to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustees, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 Trustees in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or

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privileged to inquire into any of the terms of said Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustees 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 Deed in Trust and by the Trust Agreements was in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreements and binding upon all beneficiaries thereunder; (c) that the Trustees were 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustees.

In the event of a vacancy in the trusteeship of the Joseph Kenneth Kreisel Trust, Phyllis Kreisel shall be the successor Trustee. In the event of a vacancy in the trusteeship of the Phyllis Kreisel Trust, Joseph Kenneth Kreisel shall be the successor Trustee.

IN WITNESS WHEREOF, the Grantors have executed and delivered (and Grantees have received and accepted) this Deed in Trust on March 14, 2014.

Grantors:

[Signature]

Daniel K. Kreisel

[Signature]

Joseph Kenneth Kreisel

[Signature]

Phyllis Kreisel

Grantees:

[Signature]

Joseph Kenneth Kreisel, Trustee

[Signature]

Phyllis Kreisel, Trustee

Waiver of Homestead and Marital Right

[Signature]

Joseph Kenneth Kreisel*

Date: 3-14, 2014

*Joseph Kenneth Kreisel, husband of Phyllis Kreisel, executes this Deed in Trust in his individual capacity solely to waive and release any and all homestead or marital right which he may have as the spouse of the Grantor in the property conveyed by this Deed in Trust and for no other purpose.

Waiver of Homestead and Marital Right

[Signature]

Phyllis Kreisel*

Date: 3-14, 2014

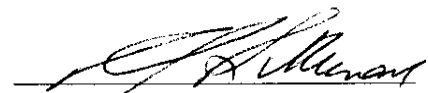
*Phyllis Kreisel, wife of Joseph Kenneth Kreisel, executes this Deed in Trust in her individual capacity solely to waive and release any and all homestead or marital right which she may have as the spouse of the Grantor in the property conveyed by this Deed in Trust and for no other purpose.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, PATRICK J. BITTERMAN Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Daniel K. Kreisel, Joseph Kenneth Kreisel and Phyllis Kreisel, 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 being duly sworn by me on oath acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

GIVEN under my hand and official seal this 14 day of MARCH, 2014.


Notary Public



City of Chicago
Dept. of Finance
664003



Real Estate
Transfer
Stamp
\$0.00

4/3/2014 16:18
dr00764

Batch 7,881,515

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

GU-81 IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND DYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND DYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90°00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'10" WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13°48'32" WEST A DISTANCE OF 13.17 FEET, THENCE NORTH 70°29'29" EAST, 0.41 FEET; THENCE NORTH 88°19'45" EAST, 5.41 FEET; THENCE SOUTH 00°28'25" WEST, 1.13 FEET; THENCE SOUTH 89°54'00" EAST, 1.72 FEET; THENCE SOUTH 00°11'42" EAST, 2.94 FEET; THENCE SOUTH 88°36'47" EAST, 2.79 FEET; THENCE SOUTH 00°05'25" WEST, 9.70 FEET; THENCE NORTH 89°34'58" EAST, 1.44 FEET; THENCE NORTH 00°18'21" EAST, 0.41 FEET; THENCE SOUTH 89°41'39" EAST, 8.87 FEET; THENCE SOUTH 00°04'18" WEST 0.83 FEET; THENCE SOUTH 89°41'50" EAST, 3.88 FEET; THENCE NORTH 00°18'10" EAST, 1.9 FEET; THENCE NORTH 89°48'37" EAST, 14.33 FEET; THENCE NORTH 00° 8'17" EAST, 1.69 FEET; THENCE NORTH 89°52'08" EAST, 14.43 FEET; THENCE SOUTH 00°11'08" EAST, 5.26 FEET; THENCE SOUTH 89°49'40" EAST, 14.33 FEET; THENCE SOUTH 00°07'47" WEST, 25.19 FEET; THENCE SOUTH 89°52'13" EAST, 5.67 FEET; THENCE SOUTH 00°57'07" WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 39°59'01" WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

1235 South Prairie Avenue Private, GU-81, Chicago, Illinois

P.I.N. 17-22-110-125-1367

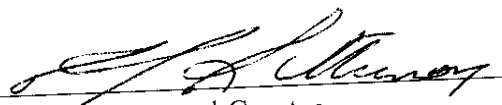
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This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

MARCH 14, 2014

This Deed was prepared by
and after recording mail to:

QUARLES & BRADY LLP
Attn.: Patrick J. Pitterman
300 North LaSalle Street, Suite 4000
Park Ridge, IL 60654
(312) 715-5000


Agent for Grantor and Grantee

Address of Property:

Send subsequent tax bills to:

Joseph Kenneth Kreisel, Trustee
Phyllis Kreisel, Trustee
1709 South Clifton Avenue
Park Ridge, IL 60068

Property of Cook County Clerk's Office

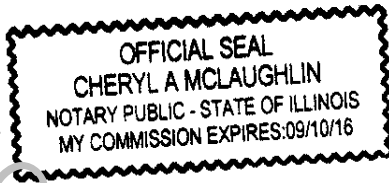
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STATEMENT BY GRANTOR AND GRANTEE

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 April, 2014 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Patrick J. Bitterman this 3rd day of April, 2014.

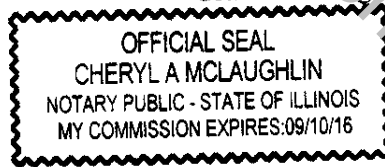


Notary Public Cheryl A. McLaughlin

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 April 3, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Patrick J. Bitterman this 3rd day of April, 2014.



Notary Public Cheryl A. McLaughlin

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.)

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.
QB\13577706.1