

# UNOFFICIAL COPY



Doc#: 1424833057 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/05/2014 03:17 PM Pg: 1 of 4

## DEED IN TRUST

140250301644

THIS INDENTURE WITNESSETH, That the grantor, MICHAEL J. FLEMING, married to PATRICIA FLEMING, his wife, of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS unto MARGARET A. WHITMAN, as Trustee under the provisions of a trust agreement dated January 8, 2013, known as "THE MARGARET A. WHITMAN TRUST" 6922 North Algonquin Avenue, Chicago, Illinois 60646, the following described Real Estate in the County of Cook and State of Illinois, to wit:

-SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF-

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
**SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2014 and subsequent years.**



PERMANENT TAX NUMBERS: 13-10-200-026-1199

Address(es) of Real Estate: 5340 NORTH LOWELL AVENUE, UNIT #504, CHICAGO, ILLINOIS 60630


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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650

REAL ESTATE TRANSFER TAX		21-Aug-2014
	COUNTY:	164.00
	ILLINOIS:	328.00
	TOTAL:	492.00

13-10-200-026-1199 | 20140801619929 | 1-187-313-792

REAL ESTATE TRANSFER TAX		21-Aug-2014
	CHICAGO:	2,460.00
	CTA:	984.00
	TOTAL:	3,444.00

13-10-200-026-1199 | 20140801619929 | 0-184-350-848

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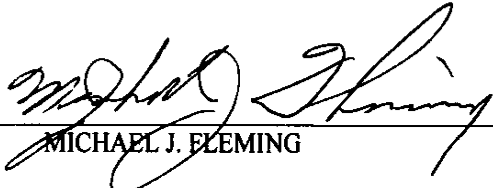
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, 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 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, title or interest in or about or easement appurtenant to said premises 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 said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, 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 said 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 said 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 thereunder, (c) that said 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all person 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.

And the said grantor(s) hereby expressly waive(s) and release 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this

  
 \_\_\_\_\_ (SEAL)  
 MICHAEL J. FLEMING

15<sup>th</sup> day of AUGUST, 2014.

  
 \_\_\_\_\_ (SEAL)  
 PATRICIA FLEMING



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## EXHIBIT "A"

### PARCEL 1:

UNIT 4-504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER'S EDGE CONDOMINIUM NUMBER 1 AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95803644 AND AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P4-24 AND STORAGE SPACE S4-24, LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 4-504 AS SET IN THE DECLARATION.

PERMANENT INDEX NUMBER: 13-10-200-026-1199

COMMONLY KNOWN AS: 5340 NORTH LOWELL AVENUE, UNIT #504  
CHICAGO, ILLINOIS 60630