

# UNOFFICIAL COPY

## Deed in Trust

Prepared by:  
 When recorded return to:  
 Vytenis Lietuvninkas  
 Attorney at Law  
 4536 West 63rd Street  
 Chicago, Illinois 60629

Mail tax bills to:  
 Bruce C. Theobald  
 1960 N. Lincoln Park West, Unit # 302  
 Chicago, IL 60614



Doc#: 1512819059 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 05/08/2015 10:22 AM Pg: 1 of 5

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, that the Grantor, **Bruce C. Theobald , a/k/a Bruce Theobald**, divorced and not since remarried, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims unto **Bruce C. Theobald** of 1960 N Lincoln Park West Unit # 302, Chicago, Illinois 60614, as Trustee under the provisions of a trust agreement dated the 26<sup>th</sup> day of November, 2012 and known as the **Bruce C. Theobald Revocable Trust**, the following described real estate in the County of Cook and State of Illinois, to-wit:

**See Exhibit "A" for legal description**

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.  
 And the said 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.

Permanent Index Number(s): See Exhibit "A" for PINs  
 Address(es) of Real Estate: See Exhibit "A" for real estate addresses

Dated this 4 day of MAY, 2015.

 Bruce C. Theobald	
-----------------------	--

The provisions on the reverse hereof are incorporated herein as though fully set forth herein

*BM*

City of Chicago Dept. of Finance <b>687179</b> 5/8/2015 10:12 dr00193		Real Estate Transfer Stamp <b>\$0.00</b> Batch 9,819,819	City of Chicago Dept. of Finance <b>687181</b> 5/8/2015 10:12 dr00193		Real Estate Transfer Stamp <b>\$0.00</b> Batch 9,819,819
City of Chicago Dept. of Finance <b>687180</b> 5/8/2015 10:12 dr00193		Real Estate Transfer Stamp <b>\$0.00</b> Batch 9,819,819	City of Chicago Dept. of Finance <b>687182</b> 5/8/2015 10:12 dr00193		Real Estate Transfer Stamp <b>\$0.00</b> Batch 9,819,819

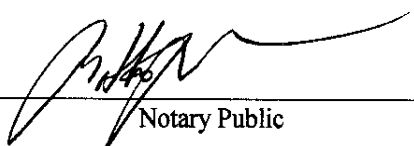
# UNOFFICIAL COPY

State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce C. Theobald, 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, for the uses and purposes as therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 4 day of May, 2015.



  
\_\_\_\_\_  
Notary Public

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, 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 present 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, or 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 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

**Exempt under Real Estate Transfer Act Sec 31-45.  
Par. (e) & Cook County Ord. 74-106 (5).**

Date: 5/4/15 Agent: 

# UNOFFICIAL COPY

EXHIBIT "A"

UNITS 902, 914 AND 1912 IN AMERICANA TOWERS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 14 IN THE SUBDIVISION OF LOTS 14 TO 19 AND THE SOUTH 63 FEET OF LOT 13 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO: LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 20 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS, ALSO, LOTS AND PART OF LOT IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 16970 KNOWN AS TRUST NUMBER 41015, RECORDED AS DOCUMENT NUMBER 24267612 AND FILED AS DOCUMENT NUMBER LR 2991060; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

EASEMENT CREATED BY GRANT DATED OCTOBER 26, 1926 AND FILED OCTOBER 29, 1926 AS DOCUMENT LR 326084, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE SOUTH 8 FEET OF LOT 4 (EXCEPT THAT PART TAKEN FOR NORTH FRANKLIN STREET) IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN 14-33-422-068-1071 (Unit # 902); 14-33-422-068-1082 (Unit # 914); 14-33-422-068-1207 (Unit # 1912)**  
**Address of real estate: 1636 North Wells, Units # 902, 914, 1912, Chicago, IL 60614**

UNIT 215 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE KENNELLY SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25156051, IN THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF UNIT 215 AFORESAID AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 25156050, IN COOK COUNTY, ILLINOIS.

**PIN 14-33-414-044-1014**  
**Address of real estate: 1749 N. Wells Unit # 215, Chicago, IL 60614**

UNITS 302, 402, 2202 AND THE UPPER LEVEL GARAGE UNIT U47 IN LINCOLN PARK TOWER CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS 6 TO 9 BOTH INCLUSIVE, 48 TO 52 BOTH INCLUSIVE, IN HIRAM JEFFERSON'S SUBDIVISION OF BLOCK 38 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 TO 5 BOTH INCLUSIVE IN SAID HIRAM JEFFERSON'S SUBDIVISION OF BLOCK 38 AND CERTAIN PARTS OF VACATED PUBLIC ALLEY AND PRIVATE ALLEY (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1966 AND KNOWN AS TRUST NUMBER 29500 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23932182 AND AS AMENDED BY DOCUMENT 90146317 RECORDED APRIL 3, 1990, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

**PINS 14-33-400-042-1002 (Unit # 302); 14-33-400-042-1014 (Unit # 402); 14-33-400-042-1230 (Unit # 2202); 14-33-400-042-1394 (Garage Unit U47)**

**Address of real estate: 1960 Lincoln Park West, Units 302, 402, 2202 and U47, Chicago, IL 60614**

# UNOFFICIAL COPY

UNITS 17B AND 20L IN 2020 LINCOLN PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PARTS OF LOTS IN KUHN'S SUBDIVISION OF THE EAST HALF OF LOT 7 IN BLOCK 31 IN CANAL TRUSTEE'S SUBDIVISION AND IN JACOB REHM'S SUBDIVISION OF CERTAIN LOTS IN KUHN'S SUBDIVISION AFORESAID, TOGETHER WITH CERTAIN PARTS OF VACATED ALLEYS ADJOINING CERTAIN OF SAID LOTS, ALL IN SECTION 33, TOWNSHIP 40NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP OF 2020 LINCOLN PARK WEST CONDOMINIUM RECORDED AS DOCUMENT 25750909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PIN 14-33-208-028-1185 (Unit 17B);**

**PIN 14-33-208-028-1230 (Unit #20L)**

**Address of real estate: 2020 Lincoln Park West, Units #17B and #20L, Chicago, IL 60614**

Property of Cook County Clerk's Office

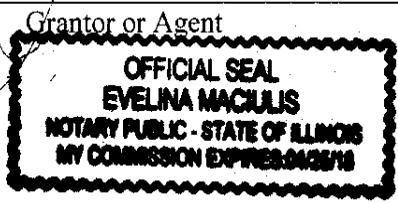
# UNOFFICIAL COPY

## 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 May 4th, 2015

Signature: \_\_\_\_\_



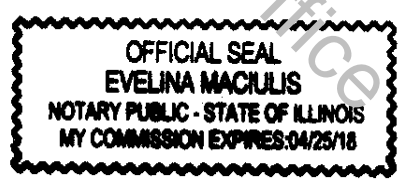
Subscribed and sworn to before me by the said Grantor this 4th day of May, 2015  
Notary Public Evelina Maciulis

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 May 4th, 2015

Signature: \_\_\_\_\_

Grantee or Agent



Subscribed and sworn to before me by the said Grantee this 4th day of May, 2015  
Notary Public Evelina Maciulis

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.)