

# UNOFFICIAL COPY



This instrument was prepared by,  
and after recording should be mailed  
to:

Lois R. Solomon  
Law Offices of Lois R. Solomon  
400 Skokie Boulevard, Suite 850  
Northbrook, Illinois 60062

Doc#: 1517550060 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/24/2015 02:22 PM Pg: 1 of 3

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

## DEED IN TRUST

The Grantor, **MICHAEL B. ROBINS**, married to **EMILY A. ROBINS**, of Glencoe, Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, conveys and quit-claims to **MICHAEL B. ROBINS, AS TRUSTEE OF THE MICHAEL B. ROBINS REVOCABLE TRUST DATED JUNE 3, 2015** (hereinafter referred to as "said Trustee"), of 725 Strawberry Hill Dr., Glencoe, IL 60022, and to all and every successor or successors in trust under said Trust Agreement, the following described real estate situated in Cook County, Illinois:

Parcel 1: Unit 208, together with its undivided percentage interest in the common elements, in the Metropolitan Place Condominium, as delineated and defined in the Declaration recorded as document 99214670, as amended from time to time, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-229, limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as document 99214670.

Parcel 3: Non-exclusive easement for the benefit of Parcel 1 for ingress, egress, use enjoyment and support as created by Reciprocal Easement Agreement recorded as document 99214669, over, upon and under Premises described therein.

Property Address: 130 S. Canal, Unit 208, Chicago, Illinois 60606

Permanent Real Estate Index Numbers: 17-16-108-033-1008

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.

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 real estate, 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 in praesenti or in 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 real

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estate, 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 real estate or any part thereof; and to deal with said 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 same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

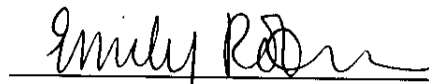
In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application 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 authority, 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, or any successor in trust, 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, if any, 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.

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.

IN WITNESS WHEREOF, the grantor aforesaid have hereunto set his hand and seal on June 3, 2015.

**EMILY A. ROBINS** executes this deed solely for the purpose of waiving her homestead rights.

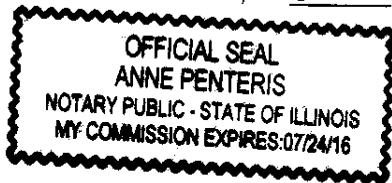
  
\_\_\_\_\_  
**MICHAEL B. ROBINS** (SEAL)

  
\_\_\_\_\_  
**EMILY A. ROBINS** (SEAL)

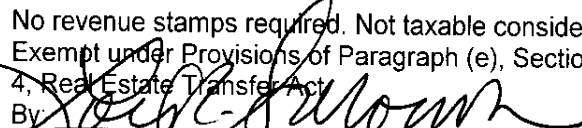
STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MICHAEL B. ROBIN and EMILY A. ROBINS**, who are 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 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 the right of homestead.

Given under my hand and official seal, on June 3, 2015.



  
\_\_\_\_\_  
NOTARY PUBLIC

No revenue stamps required. Not taxable consideration.  
Exempt under Provisions of Paragraph (e), Section  
4, Real Estate Transfer Act  
By: 

Mail tax bills to: Michael B. Robins, Trustee  
725 Strawberry Hill Dr.  
Glencoe, IL 60022

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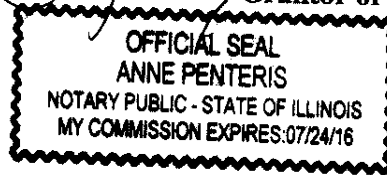
## STATEMENT BY GRANTOR AND GRANTEE

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 June 3, 2015

Signature:

Grantor or Agent



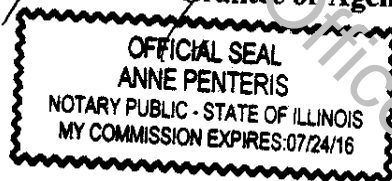
Subscribed and sworn to before me  
By the said Agent  
This 3, day of June, 2015  
Notary Public Anne Penteris

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 June 3, 2015

Signature:

Grantee or Agent



Subscribed and sworn to before me  
By the said Agent  
This 3, day of June, 2015  
Notary Public Anne Penteris

**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.)