

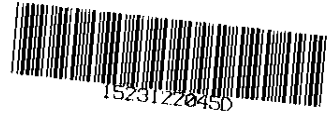
# UNOFFICIAL COPY

This instrument prepared by  
and after recording mail to:  
Charles L. Edwards, Esq.  
DLA Piper LLP (US)  
203 North LaSalle Street  
Chicago, Illinois 60601

Mail tax bills to:  
Charles L. Edwards  
1000 N. Lake Shore Drive, Unit 31A  
Chicago, Illinois 60611

EXEMPT PAR. E  
35 ILCS 200/31-45

*Charles L. Edwards*  
Date: Aug 17, 2015



Doc#: 1523122045 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2015 01:40 PM Pg: 1 of 5

*This space reserved for Recorder's use only.*

A00122661 - J. Sudholt - Sales 32

## DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that the Grantor, **CHARLES L. EDWARDS**, 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, does hereby convey and quit claim unto **CHARLES L. EDWARDS, AS TRUSTEE OF THE DECLARATION OF TRUST OF CHARLES L. EDWARDS DATED AUGUST 18, 1987, AS AMENDED TO DATE AND AS SAME MAY BE FROM TIME TO TIME HEREAFTER FURTHER AMENDED, AND HIS SUCCESSORS IN TRUST**, whose address is 1000 N. Lake Shore Drive, Unit 31A, Chicago, Illinois, all right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

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.

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; 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 to 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 99 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

*Box 400*

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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 or 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 thereunder, (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.

\* \* \*

[signature page follows]

**REAL ESTATE TRANSFER TAX** 19-Aug-2015

<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-03-204-064-1077 | 20150801615951 | 1-724-934-016


**REAL ESTATE TRANSFER TAX** 19-Aug-2015

<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00

17-03-204-064-1077 | 20150801615951 | 1-620-449-152

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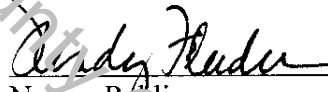
on this 17<sup>th</sup> day of August, 2015. IN WITNESS WHEREOF, the said GRANTOR has executed this Deed in Trust

 (Seal)  
CHARLES L. EDWARDS

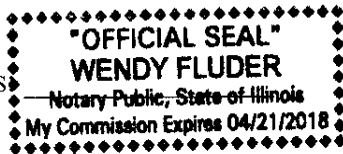
STATE OF ILLINOIS     )  
  )     SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles L. Edwards, 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 therein set forth.

Given under my hand and official seal this 17 day of AUGUST, 2015.

  
Notary Public

My commission expires



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## EXHIBIT A

### LEGAL DESCRIPTION

Unit 31A in Lake Shore Plaza, as delineated on survey of part of Lot A described as follows:

Commencing at a point on the East line of said Lot A, 90.60 feet North of the Southeast corner thereof; thence West perpendicularly to said East line, 114.58 feet, more or less, to the point of intersection with a line which is 22.50 feet East of and parallel with the West line of the South portion of said Lot A; thence North along said parallel line and said line extended, 24.605 feet; thence West along a line drawn perpendicularly to the East line of said Lot 55.52 feet, more or less, to a point on the West line of the North portion of said Lot; thence South along said West line 7.95 feet, more or less, to the corner of the North portion of said Lot; thence East 32.99 feet along the South line of the North portion of said Lot to a point on the West line of the South portion of said Lot; thence South along said West line to the Southwest corner of said Lot; thence East along the South line of said Lot to the Southeast corner thereof; thence North along the East line of said Lot to the point of beginning; said Lot A being a consolidation of Lots 1 and 2 in Block 2 Potter Palmer's Lake Shore Drive Addition to Chicago in the North 1/2 of Block 7 and part of Lot 21 in Collins' Subdivision of the South 1/2 of Block 7 in Canal Trustees' Subdivision of the South Fractional 1/4 of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium made by Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated August 18, 1976 and known as Trust Number 3067, recorded in the Office of the Recorder of Cook County, Illinois as document number 23675015, as amended; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Commonly known as Unit 31A, 1000 N. Lake Shore Drive, Chicago, Illinois 60611

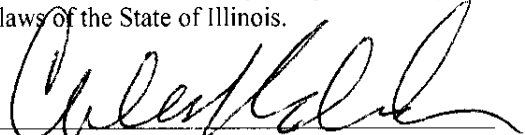
PIN: 17-03-204-064-1077

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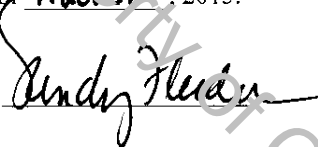
## STATEMENT BY GRANTOR AND GRANTEE

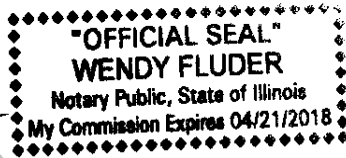
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: August 17, 2015

Signature:   
Charles L. Edwards

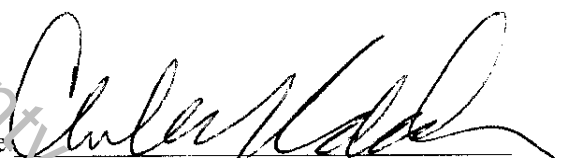
Subscribed and sworn to before me  
this 17 day of AUGUST, 2015.

Notary Public 

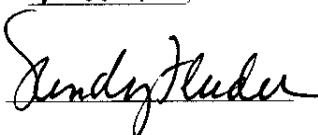


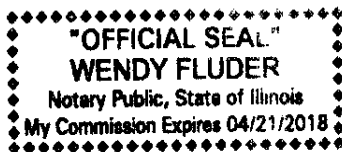
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 17, 2015

Signature:   
Charles L. Edwards, Trustee

Subscribed and sworn to before me  
this 17 day of AUGUST, 2015.

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.