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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/31/2024 9:38 AM Pg: 1 of 4

Dec ID 20240501616623
ST/Co Stamp 2-030-294-320 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-782-043-952 City Tax \$0.00

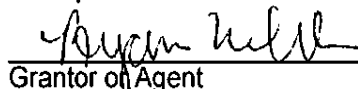
DEED IN TRUST

THE GRANTORS, KATHERYN L. RUFF AND STEPHEN B. LEWIS, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby convey and warrant unto to GRANTEES, KATHERYN L RUFF, not individually but as Trustee of the KATHERYN L. RUFF REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 31st day of October 1996, and designated as the KATHERYN L. RUFF REVOCABLE TRUST DATED October 31, 1996 and STEPHEN B. LEWIS, not individually but as Trustee of the STEPHEN B. LEWIS REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 31st day of October 1996, and designated as the STEPHEN B. LEWIS REVOCABLE TRUST DATED October 31, 1996, and unto all and every successor or successors in trust under said trust agreement, AS TENANTS BY THE ENTIRETY AND NOT AS TENANTS IN COMMON OR JOINT TENANTS, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Grantee's Address and Address of Property: 233 E. 13TH STREET, UNITS 1804 AND 1805, GU-126, 236,237, CHICAGO, ILLINOIS 60605
Property Index Nos.: 17-22-110-119-1138; 1440; 1441; AND 1330

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e).


Grantor of Agent

5/28/2024
Date:

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 agreements set forth.

Full power and authority are hereby granted to said trustees to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trusts; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trusts estates wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trusts estates and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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In no case shall any party dealing with said trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said 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 trusts created by this Indenture and by said trust agreements were 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 agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 28 day of May 2024.

"X" [Signature]
STEPHEN B. LEWIS

"X" [Signature]
KATHERYN L. RUFF

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public do hereby certify that STEPHEN B. LEWIS and KATHERYN L. RUFF, husband and wife, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of May 2024.

[Signature]
Notary Public

The Grantees, KATHERYN L RUFF, not individually but as Trustee of the KATHERYN L. RUFF REVOCABLE TRUST DATED October 31, 1996 and STEPHEN B. LEWIS, not individually but as Trustee of the STEPHEN B. LEWIS REVOCABLE TRUST DATED October 31, 1996, hereby acknowledge and accept this conveyance into said Trusts, aforesaid.

"X" [Signature]
STEPHEN B. LEWIS, as Trustee, aforesaid

"X" [Signature]
KATHERYN L. RUFF, as Trustee, aforesaid



This instrument was prepared by and after recording return to: James V. Inendino, Esq.
McDonald Hopkins, LLC
300 N. LaSalle Street, Suite 1400
Chicago, IL 60654

Send subsequent tax bills to:
Katheryn L. Ruff Revocable Trust
Stephen B. Lewis Revocable Trust
233 E. 13th Street
Unit 1805
Chicago, Illinois 60605

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EXHIBIT A TO DEED IN TRUST

PARCEL 1:

UNITS 1804, 1805, GU-126, GU-236, AND GU-237 IN MUSEUM POINTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 50, LOT 51 AND OUTLOT 6 IN MUSEUM PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 156.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 41.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 93.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 1.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF OUTLOT 6 AND LOT 50, AFORESAID, A DISTANCE OF 73.13 FEET TO A POINT IN THE EAST LINE OF SAID LOTS 50 AND 51, SAID POINT BEING 1.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 50, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE NORTHERLY, 181.90 FEET ALONG THE EASTERLY LINE THEREOF, BEING THE ARC OF A CIRCLE CONVEX EAST, HAVING A RADIUS OF 2832.93 FEET, AND WHOSE CHORD BEARS NORTH 12 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

ALSO:

THE SOUTH 8.00 FEET OF THAT PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 WHICH LIES WEST OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 4.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435019027, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHTS TO USE STORAGE SPACES S-2, S-10, AND S-138, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435019027, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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.

COMMONLY KNOWN AS: 233 E. 13TH STREET, UNIT 1805, GARAGE UNITS 126, 236, AND 237, CHICAGO, ILLINOIS 60605

PINS: 17-22-110-119-1138; 1440; 1441; AND 1330

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of 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.

Date: May 28 2024

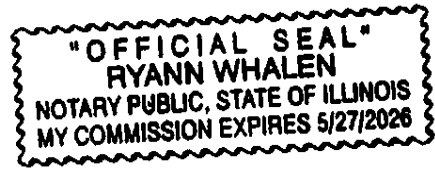
"X" [Signature]
STEPHEN B. LEWIS

"X" [Signature]
KATHERYN L. RUFF

Subscribed and sworn to before me by the said Grantor(s) this 28 day of MAY 2024.

Notary Public [Signature]

My commission expires: 5/27/2026



The grantee or its 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.

Dated: May 28 2024

"X" [Signature]
STEPHEN B. LEWIS

"X" [Signature]
KATHERYN L. RUFF

Subscribed and sworn to before me by the said Grantee(s) this 28 day of MAY 2024.

Notary Public [Signature]

My commission expires: 5/27/2026



NOTE: Any person who knowingly submits 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.