

UNOFFICIAL COPY

92194141

DEPT-01 RECORDING \$29.50
T#3333 TRAN 2140 03/24/92 14:39:00
#3433 # C *92-194141
COOK COUNTY RECORDER

DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that the Grantor Estelle L. Cohn, a widow, also known as Estelle Cohn, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, gives, grants, remises, releases and forever quit-claims unto Estelle Cohn or her successors in trust, not individually but as trustee under the provisions of a declaration of trust known as the "ESTELLE COHN REVOCABLE TRUST DATED AUGUST 28, 1985" all right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit No. 108 as delineated on the survey plat of that certain parcel of real estate in the East 1/2 of the North West 1/4 and the North East Fractional 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated March 1, 1974, and known as Trust NO. 32841, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 22844948, together with an undivided .455% interest in the Common Elements of said property, as set forth in said Declaration of Condominium aforesaid.

TOGETHER with easements, tenements and appurtenances thereto belonging, including the easement recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 18410589.

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

This transaction is exempt under the Provisions of Paragraph (e), Section Four of the Real Estate Transfer Tax Act.
Estelle L. Cohn
Date: 3-20-92
Representative: *[Signature]*

92194141

92-194141

2950

UNOFFICIAL COPY

Property of Cook County Clerk's Office



~~XXXXXXXXXX~~

HOLLER & COFF
55 E MONROE
CHICAGO, ILL
60603

100-100000

UNOFFICIAL COPY

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 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 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.

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

* * *

In Witness Whereof, the GRANTOR aforesaid, Estelle L. Cohn, a widow, also known as Estelle Cohn, has executed this Deed in Trust on this 20 day of March 1992.

Estelle L. Cohn (Seal)
Estelle L. Cohn, also known as
Estelle Cohn

Property address:

Unit 16B
3150 N. Lake Shore Drive
Chicago, Illinois

Real Estate Tax Identification Number: 14-28-200-004-1000

Grantee's address:

Estelle Cohn, as Trustee of The
Estelle Cohn Revocable Trust dated
August 28, 1985
Unit 16B
3150 N. Lake Shore Drive
Chicago, Illinois

After recording return to:

Kathy L. Martineau
Holleb & Coff
55 East Monroe Street, Suite 4100
Chicago, Illinois 60603

92194141

UNOFFICIAL COPY

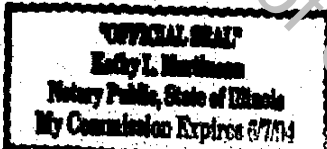
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above named Estelle L. Cohn, a widow, also known as Estelle Cohn, personally known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30 day of March, 1992.



Estelle L. Nechin

Notary Public

My Commission Expires:

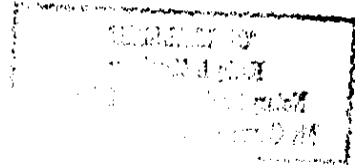
This instrument was prepared in Chicago, Illinois by:

Herbert B. Nechin
Holleb & Coff
55 E. Monroe Street, Suite 4100
Chicago, Illinois 60603

92194141

UNOFFICIAL COPY

Property of Cook County Clerk's Office



2013-01-01

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 3-16, 1992

Signature: X

Estelle L. Cobu

Grantor or Agent

Subscribed and sworn to before me by the said

this 20 day of March, 1992.

Notary Public

Kathy L. Martineau



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 3-16, 1992

Signature: [Signature]

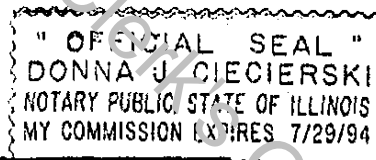
Grantee or Agent

Subscribed and sworn to before me by the said

this 16th day of March, 1992.

Notary Public

Donna J. Ciecierski



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 AB) to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

92194141

UNOFFICIAL COPY

Property of Cook County Clerk's Office

92191111