

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the recorder nor the office of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

93191033

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THE GRANTORS, Philip T. Fairchild, III and Deborah Fairchild, Husband and Wife, 1030 N. State Street, #34E, Chicago, IL 60610

of the County of Cook and State of Illinois for and in consideration of Ten (10)

Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT / QUIT CLAIM) unto Deborah Fairchild, as Trustee of the Deborah Fairchild Trust dated 11/27/91 and unto Philip Tenney Fairchild III, as Trustee of the Philip Tenney Fairchild Trust dated 11/27/91, as tenants in common.

(The Above Space For Recorder's Use Only)

Number: III hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Exhibit A

Permanent Real Estate Index Number: 17-04-424-051-1242

Address(es) of real estate: 1030 North State Street, Unit 34E, Chicago, Illinois 60610

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 premises 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 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 lease, 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 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 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 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 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 here 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 the 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 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 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.

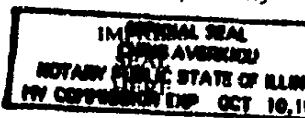
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor hereby expressly waive and release 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 their hand and seal this 10th day of March, 1993. Deborah Fairchild (SEAL) Philip Tenney Fairchild III (SEAL)

State of Illinois, County of Cook ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah Fairchild and Philip Tenney Fairchild III personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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, this 10th day of March 19 93

Commission expires October 10, 19 93

Chris Averkiou
NOTARY PUBLIC

This instrument was prepared by Chris Averkiou, Atty. at Law, 134 N. LaSalle St., Chi., IL (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Chris Averkiou (Name) 134 North LaSalle Street (Address) Chicago, Illinois 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: W/M EDUARDO LA FEH 1030 N. STATE CHICAGO, ILL 60610

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SECTION 4, 93501033 BOX 333

PHILIP T. FAIRCHILD III

Handwritten signature/initials

Handwritten signature/initials

Nov. 10 1992

Handwritten signature/initials

SECTION 4

93501033

BOX 333

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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LEGAL DESCRIPTION

1030 NORTH STATE STREET, UNIT 34E

CHICAGO, ILLINOIS 60610

PARCEL 1: Unit Number 34E in Newberry Plaza condominium as delineated on a survey of the following described real estate:

Lots 1 to 11 both inclusive, and the vacated alley adjacent thereto in Newberry Estate Trustees subdivision of Lot 5 in Block 16 in Bushnell's addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, and Block 5 in Canal Trustees Subdivision of the South fractional 1/4 of Section 3, 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 recorded as document 25773994 together with its undivided percentage interest in the common elements.

PARCEL 2: Easement for ingress and egress for the benefit of parcel 1 as set forth in the Declaration of Easements recorded as document No. 25773375.

PROPERTY INDEX NO. 17-04-424-051-1242

EXHIBIT A

93192033

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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 March 10, 1993 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by [Signature]
said [Signature] on 10th day of March 1993
Notary Public [Signature]
"OFFICIAL SEAL"
Vanessa A. Latson
Notary Public, State of Illinois
My Commission Expires 5/13/96

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 10 March, 1993 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 10th day of March 1993
Notary Public [Signature]
"OFFICIAL SEAL"
Vanessa A. Latson
Notary Public, State of Illinois
My Commission Expires 5/13/96

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.]

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