

# UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS) 94466481

THE GRANTOR ANNE PATTERSON, SOLE LEGATEE UNDER THE LAST WILL AND TESTAMENT OF RUTH M. ERNST, DECEASED, of the City of <sup>AURORA</sup> Aurora County of DUPAGE and State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey(s) and (WARRANT(S))/QUITCLAIM(S) unto

RICHARD ATLAS not individually but as

as Trustee under the provisions of a Trust Agreement dated the 9th day of May, 1994, and known as Trust Number 1455-306 (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:

Legal:

Parcel 1: Unit 306B together with its undivided percentage interest in the Common Elements in Carl Sandburg Village Condominium No. 2 as Delineated and Defined in the Declaration Recorded as Document No. 25032909, as amended, and Filed as Document No. LR8179558 and as Amended by Document Nos. LR8179559 and LR8179560, in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements Appurtenant to and for the benefit of Parcel 1 as set forth and Defined in the Declaration of Easements recorded as Document No. 24917788, as amended, for ingress and egress, all in Cook County, Illinois.

DEPT-01 RECORDING \$25.50  
T#0000 TRAN 7827 05/25/94 10:56:00  
#6034 \* C J \* - 7 4 - 4 6 6 4 8 1  
COOK COUNTY RECORDER

Pin: 17-04-207-086-1459

Subject Only To The Following, if any: Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of Declaration of Condominium and all amendments, if any, thereto, public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, installments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 1993 and subsequent years, (applicable zoning and building laws and ordinance and ordinances of record; if any; leases and licenses affecting the common element).

And the said Grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has (have) hereunto set our hand and seal this 17th day of MAY, 1994.

*x Anne Patterson*  
\_\_\_\_\_  
ANNE PATTERSON  
Sole Legatee Under the Last Will and Testament  
of Ruth M. Ernst, Deceased

STATE OF ILLINOIS)  
COUNTY OF C O O K) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANNE PATTERSON, Sole Legatee Under the Last Will and Testament of Ruth M. Ernst, Deceased personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 17th day of MAY, 1994.

OFFICIAL SEAL  
TABATHA JOHNSON  
Notary Public, State of Illinois  
My Commission Expires 7/1/96

*Tabatha Johnson*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: RICHARD D. JOSEPH, 53 West Jackson Boulevard, Suite 1750, Chicago, Illinois 60604, (312) 341-0227.

MAIL TO:

ADDRESS OF PROPERTY:

Attorney Gerald K. Dodge  
8 East Galea Boulevard  
Post Office Box 5030  
Aurora, Illinois 60507

SEND SUBSEQUENT TAX BILLS TO: *mail to:*

Jonathan M. Leavitt  
1455 North Sandburg Terrace  
Apartment 306  
Chicago, Illinois 60610

2550



41676617844

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12/20/2011

Property of Cook County Clerk's Office

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
RECEIPT  
MAY 23 2011  
\$ 365.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 23 2011  
DEPT. OF REVENUE  
\$ 46.00

Cook County  
REAL ESTATE TRANSACTION  
REVENUE  
STAMP MAY 23 2011  
\$ 23.00

12/20/2011



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DEED IN TRUST

PIN: 17-04-207-080-1450

**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 successors 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 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 praesenti or in 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 for any period or periods of time to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract or 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 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 to assign any right, title or interest in or about or easement 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 above specified, at any time or times hereafter.

In no case shall any part 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 borrowed or advance on said premises, or be obliged to see that the terms of this Trust have been complied with, or obliged to inquire into the necessity or expediency of any act of said Trustee in relations 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 Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and 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 interests 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 Title is hereby directed to registered 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.

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