

UNOFFICIAL COPY

94560400

RECORDS & COMMUNICATIONS SECTION

DEPT-01 RECORDING  
147771 TRAM 3784 04/27/94  
44312 + 04 2-24-94  
COOK COUNTY RECORDER

THE GRANTOR CAROLYN D. LEE, divorced and not since remarried

of the County of Cook and State of Illinois  
for and in consideration of TEN & NO/100 (\$10.00)  
Dollars and other good and valuable considerations in hand paid,  
Convey and (WARRANT) /QUIT CLAIM unto  
Carolyn D. Lee, 1440 N. State Parkway, No. 3A,  
Chicago, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the 27th day of May, 1994 and known as the Carolyn D. Lee Beneficial Trust (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 EXHIBIT "A" ATTACHED

94560400

Permanent Real Estate Index Number(s): 17-04-211-033-1001  
Address(es) of real estate: 1440 N. State Parkway, No. 3A, Chicago, Illinois

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 subdivisions 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 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 present 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 such 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 above 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 this 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," "upon condition," "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 has hereunto set her hand and seal this 5th day of June, 1994  
(SEAL) x Carolyn D. Lee (SEAL)  
Carolyn D. Lee

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 Carolyn D. Lee, divorced & not since remarried 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein expressed, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my "OFFICIAL SEAL" this 5th day of June, 1994  
John D. English  
Notary Public, State of Illinois  
Commission Expires 2/24/97  
This instrument was prepared by John D. English, Coffield Ungaretti & Harris, 3500 Three First National Plaza, Chicago, IL 60602  
(NAME AND ADDRESS)

\*USE WARRANT ON QUIT CLAIM AS PARTIES DESIRE

MAIL TO: John D. English (Name)  
3500 Three First National Plaza (Address)  
Chicago, IL 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Carolyn D. Lee (Name)  
1440 N. State Parkway, No. 3A (Address)  
Chicago, IL (City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
NOTICE OF OTHER PROVISIONS OF PARAGRAPH 4  
SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
6/8/94 Y. A. C. Cardo

3320100

250

UNOFFICIAL COPY

Deed in Trust

TO

BRUNNEN & CO. L.L.P.  
LAW FIRM

Property of Cook County Clerk's Office

94560400

COOK COUNTY CLERK'S OFFICE  
JAN 17 2011 10:58 AM  
CHICAGO, ILL. 60601

94560400  
**UNOFFICIAL COPY**

**EXHIBIT "A"**

UNIT NO. 3A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 4 AND 88 BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT A IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF OWNERSHIP FOR THE BROWNSTONE CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 17, 1978 AND KNOWN AS TRUST NUMBER 1068802 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23673805 TOGETHER WITH AN UNDIVIDED 1.273 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

**94560400**

P.I.N.: 17-04-211-033-1001

Address: 1440 N. State Parkway, No. 3A, Chicago, Illinois

Office of Cook County Clerk's Office

94560400

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00108210

00108210

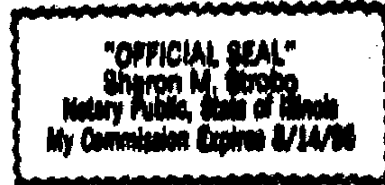
9456400  
**UNOFFICIAL COPY**

**STATEMENT BY GRANITOR AND GRANTEE**

The granitor 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 6/8, 1994 Signature: Kicki L. Caputo  
Grantor or Agent **94560400**

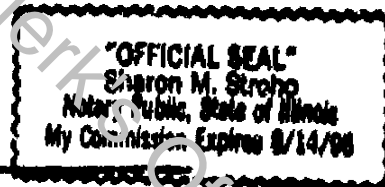
Subscribed and sworn to before me by the said \_\_\_\_\_ this 8th day of June, 1994.  
Notary Public Sharon M. Strobo



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 6/8, 1994 Signature: Kicki L. Caputo  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 8th day of June, 1994.  
Notary Public Sharon M. Strobo



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

# UNOFFICIAL COPY

ILLINOIS DEPARTMENT OF REVENUE

NOTICE TO THE PUBLIC: This document is an unofficial copy of a document filed with the Clerk of Cook County, Illinois. It is not intended to be used as evidence in any legal proceeding. The original document is the only one that should be relied upon.

00008248

"OFFICIAL SEAL"  
Sharon M. Strope  
Notary Public, State of Illinois  
My Commission Expires 01/15/2008

"OFFICIAL SEAL"  
Sharon M. Strope  
Notary Public, State of Illinois  
My Commission Expires 01/15/2008

PROPERTY OF Cook County Clerk's Office