DEED IN TRUST

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THE GRANTOR GLAME AND ADDRESS:

VIRGINIA W. KURLAN, a widow and not remarried 7108 North Karlov Lincolnwood, Illinois 60646 95581743

. DEPT-01 RECURDING

\$27,50

. T40004 TRAN 2989 08/31/95 14:29:00

. 11101 + DF +-95-581743

COOK COUNTY RECORDER

(The Atome Space For Recorder's Use Only)

of the Village of Lincolnwood County of Cook and State of Illinois, in consideration
of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Richele A. Kurlan and Joan Kurlan
which is hereby acknowledged, hereby conveys and quit claims to Attended A. Ruttan and John Ruttan
as Trustee 8, under the term and provisions of a certain Trust Agreement dated the 25th day of August 1995, and designated as AMMANATha Michale A Kurlan Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: Electronic American Contract (See attached Rider for legal description)
Permanent Index Number (PIN): 14-21-170-020-1477
Address(es) of Real Estate: 3600 North Lake Shore Drive, Unit #2206, Chicago, Illinois

TO HAVE AND TO HOLD said real estate and appurtenances (never upon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or energal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- 2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, nortage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
- 3. The interest of each and every beneficiary under said Trust Agreement and bereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refused of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and he binding upon their heirs, legal representatives and assigns, If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided. The Grantor ____ hereby waives ___ and releases ___ any and all right and benefit under and by virtue of the Statutes Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise. DATED this 35th day of August _(SEAL) PLEASE PRINT OR YPE NAME(S) RELOW MOHATURES (SEAL) (SEAL) Cook State of Illinois, County of . . ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VIRGINIA W. KURLAN, s widow and not remarried, "OFFICIAL SEAL" personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day Jay Zabel Notary Public, State of Illinois ? in erson, and acknowledged that ____6 he___ signed, sealed and delivered My Commission Expires 07/03/99 the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the MPRESS SEAL HERE right of homestead. 254h Given under my hand and official seal, this ____ Commission expires <u>July 3</u> This instrument was prepared by Jay Zabel, 55 West Monroe Street **₫750** Chicago, Illinois Legal Description Transfer is exempt under Paragraph No taxable consideration. SEND SUBSEQUENT TAX BILLS TO Jav Zabel Michele A. Kurlan 3600 N. Lake Shore Drive, Unit 2206 55 West Monroe St., Suite #750 MAL TO (Addrasc) (Address) CHicago, Illinois 60603 Chicago, Illinois 60613 (City, State and Zo) (City, State and Zip) RECORDER'S OFFICE BOX NO

RIDER

Unit number 2206, in 3600 North Lake Shore Drive Condominium, as delineated on survey of the following described property, (here-inafter referred to as "parcel"):

Lot 4 (excepting therefrom the northerly 20 feet thereof and excepting therefrom the westerly 125 feet and 3/4 inch thereof), Lot 5 (excepting therefrom the westerly 125 feet & 3/4 inch thereof), Lot 6 (excepting therefrom the westerly 125 feet and 3/4 inch thereof), and Lot 7 (excepting therefrom the westerly 125 feet and 3/4 inch thereof), all in Block 7 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, all inclusive, in Pine Grove, being part of fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois:

ALSO

That strip of land lying west of the westerly line of Sheridan Road, according to the plat thereof recorded March 5, 1896 as Document 2355030, in Book 69 of Plats, page 41, and east of the easterly line of said lots 5, 6 and 7, and easterly of said Lot 4 (excepting the northerly 20 feet thereof), in Block 7 in Hundley's Subdivision, aforeself, and between the northerly line extended of said Lot 4 (excepting the northerly 20 feet thereof), and the southerly line of said Lot 7, both lines continued straight to intersect the westerly line of Sheridan Road, in fractional Section 21, Township 40 North, Range 14, East of the Third Principal Neridian; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreements dated February 11, 1974 and August 5, 1977, and known as Trust Numbers 32680 & 40979, respectively, and registered in the office of the Registrar of Titles of Cook County, Illinois, as Document LR 2983544, together with an undivided .165 per cent interest in Taid parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey}, all in Cook County, Illinois.

Property of Coot County Clert's Office

95561743

STATEMENT BY GRANTOR AND GRANTEE

The granter 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 pertnership 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.

~ 1.

Dated August 25 , 1995 Signature:	Os Jaky
O _A	Stantor or Agent
Subscribed and report to before me by the said Agent this	
25th day of Purust , 19 93.	***************************************
Notary Public	COFFICIAL SEAL THIN A LANIEWICZ NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 5/13/96
The grantee or his agent affirms and veri shown on the deed or assignment of belaf either a natural person, an Illinois continuous to do business or acquire and his a partnership authorized to do business estate in Illinois, or other entity recogn do business or acquire and hold title to State of Illinois.	icial interest in a land trust is orporation or foreign corporation ald title to real satate in Illinois, or acquire and hold title to real title? as a person and authorized to
Dated August 25 , 19 95 Signature:	grapta, or Agent
Subscribed and sworn to before me by the said Agent this 25th day of August , 1995 .	95561743
Nozary Public	COFFICIAL SEAL KIM A LANIEWICZ ROTARY PUSCIC. STATE OF ILLINOIS LIT COMMISSION EXPIRES 5/13/96

NOTE: Any parson 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 or for subsequent offenses.

[Attach to deed or ABI to be recorded in Gook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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