

# UNOFFICIAL COPY

Form No. MR  
AMERICAN LEGAL FORMS, CHICAGO, ILL.

1995  
(312) 372-1022

## DEED IN TRUST

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95841094

### THE GRANTOR (NAME AND ADDRESS)

Joseph L. Blume and Christa Blume  
(a/k/a Christa Baker) his wife,  
1038 West Armitage Avenue, Unit B  
Chicago, IL 60614

DEPT-D1 RECORDING 425.50  
117777 TRAM 4454 12/04/95 15:03:00  
14975 4 342 26-223-035-1014  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Joseph Blume as Trustee under the terms and provisions of a certain Trust Agreement dated the 15th day of November, 19 95, and designated as TRUSTEE The Joseph Blume 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: (See reverse side for legal description.)

Permanent Index Number (PIN): 16-3-223-035-1014

Address(es) of Real Estate: 1038 W. Armitage, Unit B, Chicago, IL 60614

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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 renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, 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 complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, 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 hereunder, 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, refusal 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 be 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 waive            and release            any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 16th day of November 1995

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Joseph L. Blume  
Joseph L. Blume

(SEAL)

Christa Blume  
Christa Baker  
Christa Blume

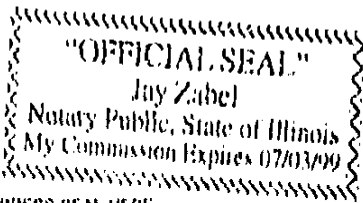
(SEAL)

(SEAL)

(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 Joseph L. Blume and Christa Blume (a/k/a Christa Baker) his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that            signed, sealed and delivered the said instrument as            free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 16th day of November 1995

Commission expires July 3 1999

This instrument was prepared by Jay Zabel 55 W. Monroe, Chicago, IL 60603

(NAME AND ADDRESS)

## Legal Description

Unit 1038-B in Kensington Condominium, as delineated on a survey of the following described real estates Lots 19 to 29 in Block 4 in Morgan's subdivision of the East 1/2 of Block 10 in Sheffield's addition to Chicago in Section 32, Township 40 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 Number 25484942 together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

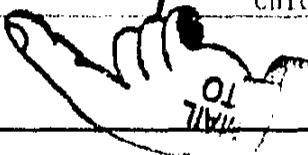
Transfer exempt under paragraph "E", no taxable consideration.

Attny Date: November 16, 1995

SEND SUBSEQUENT TAX BILLS TO

MAIL TO	{	<u>Jay Zabel</u> (Name)	<u>Joseph Blume</u> (Name)
		<u>55 W. Monroe, Suite 750</u> (Address)	<u>1038 W. Armitage, Unit B</u> (Address)
		<u>Chicago, IL 60603</u> (City, State and Zip)	<u>Chicago, IL 60614</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.           



1601-836

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

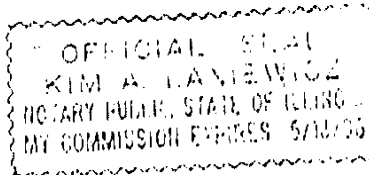
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 16, 1995 Signature: \_\_\_\_\_

*[Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 16th day of November, 1995.

Notary Public [Signature]



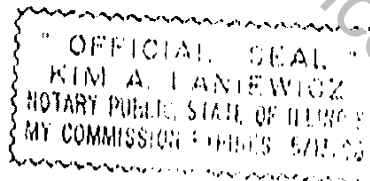
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 16, 1995 Signature: \_\_\_\_\_

*[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 16th day of November, 1995.

Notary Public [Signature]



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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.)