

UNOFFICIAL COPY

(Space Below for Recorder's Use Only)

DEED IN TRUST

STATE OF

ILLINOIS

12/23/95

0016 MCH 10:06
RECORDED # 31.00
MAILINGS # 0.50

12/23/95

0016 MCH 10:06

95903608

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

THE GRANTOR JAMES ADAMS, DIVORCED AND NOT SINCE REMARRIED
resides at 1451 E. 55th St. Unit #324, Chicago, IL 60615-5432
of the County of COOK and State of ILLINOIS, for
and in consideration of TEN AND 00/100-----(\$10.00)-----
Dollars, and other good and valuable considerations in hand paid,
Convey and (XXXXXXXXXX)/QUIT CLAIMS)* unto (NAME AND
ADDRESS OF GRANTEE) JAMES ADAMS, SR, 1451 E. 55th St. Unit 324
Chicago, IL 60615-5432,
as Trustee under the provisions of a trust agreement dated the 6th day
of October, 1993, and known as the
JAMES ADAMS, SR. LIVING TRUST 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 ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises with the appurtenances

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31.10 8

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upon the trust 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 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 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 198 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 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.

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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

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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.

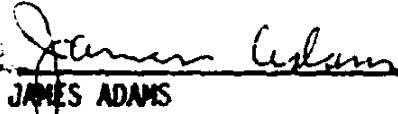
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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby 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 earning, 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 waives and releases any and all right or benefit under and by virtue of any and all statutes of the State wherein the aforesaid real estate is located, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor ___ aforesaid has ___ hereunto set
his hand and seal this 21st day of December
19 95.

 (SEAL) _____ (SEAL)

JAMES ADAMS

_____ (SEAL) _____ (SEAL)

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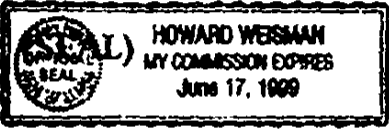
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

JAMES ADAMS, DIVORCED AND 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 he signed, sealed and delivered the said instrument as his 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 21st day of Dec., 1995.
95903608

Commission expires June 17, 1999
Howard Weisman
NOTARY PUBLIC



This instrument was prepared by
HOWARD WEISMAN, 910 Skokie Blvd., #103, Northbrook, IL 60062-4032
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

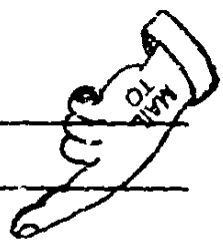
STATE OF ILLINOIS, DEPARTMENT OF REVENUE, STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT.

I hereby declare that the attached deed represents a transaction exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Dated: December 21, 1995

James Adams
Grantor or Agent for Grantor

Mail To:
Howard Weisman
(Name)
910 Skokie Blvd., #103
(Address)
Northbrook, IL 60062
(City, State and Zip)



Address of Property:
1451 E. 55th St. Unit 324
Chicago, IL 60615-5432
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
JAMES ADAMS, SR. TRUSTEE

AFFIX 'RIDERS' OR REVENUE STAMPS HERE

(Name)
Address: 1451 E. 55th St., Unit 324
Chicago, IL 60615-5432

DOCUMENT NO.: _____

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EXHIBIT A

COMMON ADDRESS: 1451 E. 55th St., Chicago, IL 60615-5432 Unit #324

PERMANENT TAX

IDENTIFICATION NO.: 20-14-202-076-1209

SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:

ALL CONDITIONS AND RESTRICTIONS OF RECORD

LEGAL DESCRIPTION:

95903608

UNIT NO. 324-'N', IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 9, 10, 13, 17, 18, 19, AND PART OF LOT 12, IN CHICAGO LAND CLEARANCE COMMISSION NO. 1; ALSO PART OF LOT 22 IN BLOCK 57, AND PART OF LOT 22 AND OF LOT 3 IN BLOCK 59, IN HYDE PARK SUBDIVISION, ALL IN THE SOUTH EAST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24684928, AND AMENDED BY DOCUMENT 25016811 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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STATEMENT BY GRANTOR AND GRANTEE

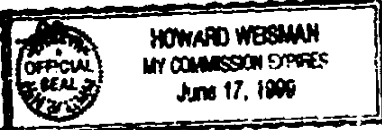
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

95902608

Dated December 21, 1995 Signature: JA James Adams
Grantor or Agent
James Adams

Subscribed and sworn to before me by the said JAMES ADAMS
this 21st day of December, 1995

Notary Public [Signature]

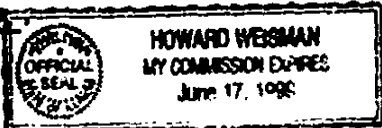


The grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 21, 1995 Signature: JA SR James Adams Sr
Grantee or Agent
JAMES ADAMS, SR., TRUSTEE

Subscribed and sworn to before me by the said JAMES ADAMS, SR.
this 21st day of December, 1995

Notary Public [Signature]



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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Property of Cook County Clerk's Office

COOK COUNTY
REGISTER OF DEEDS
708 401-5133
1/12/07

RECORDING	3.00
MAILING	0.50
RECORDING	31.11
MAILING	2.50
ISSUING	57.00
SUBJECT	
CHECK	57.00

RECORDED
2007 JAN 10 10:07
SHORLE OFFICE