

UNOFFICIAL COPY

DEPT-01 RECORDING \$29.00

DEED IN TRUST

95362781

Exempt under 25 ILCS 200/41-45 (b)
4/6/95
Date Buyer, Seller or Agent

T45555 TRAN 0896 06/05/95 10:21:00
46868 JJ *-95-362781
COOK COUNTY RECORDER

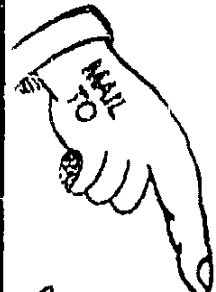
THIS INDENTURE WITNESSETH, THAT THE GRANTOR, WAYNE R. McGUIRT, divorced and not since remarried, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto WAYNE R. McGUIRT, not individually but as trustee under the provisions of a trust instrument known as the WAYNE P. McGUIRT 1995 TRUST DATED MAY 1, 1995 and unto all and every successor or successors in trust under said trust instrument (the named individual, with all successors, is referred to herein as the "Trustee"), the real estate described on Exhibit A attached hereto and made a part hereof (the "Real Estate").

SUBJECT TO general real estate taxes and installments of special and condominium assessments not yet due and payable; covenants, easements, conditions, encumbrances and restrictions of record; zoning and building laws and ordinances; matters which a survey would disclose; road and highways, if any; rights of parties in possession; acts done or suffered by, or judgments against, the grantee.

TO HAVE AND HOLD said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust instrument set forth.

In addition to all of the powers and authority granted to the Trustee by the terms of said trust instrument, full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise

95362781



\40182\011\60RECPXB.001

Box 307 P. Bowman

2000
4/2/95

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10/10/13

UNOFFICIAL COPY

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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 party dealing with the Trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the Trustee; or be obliged or privileged to inquire into any of the terms of said trust instrument; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 instrument 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 instrument or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 by 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 their predecessors 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.

And 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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10/10/10

UNOFFICIAL COPY

of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR has set his hand and seal on of this 26 day of MAY, 1995.

Wayne R. McGuirt

WAYNE R. MCGUIRT

STATE OF)
) SS.
COUNTY OF)

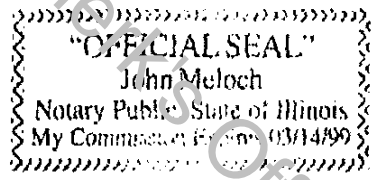
I, John Meloch, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WAYNE R. MCGUIRT, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered 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 26 day of MAY, 1995.

John Meloch

Notary Public

My Commission Expires:
3/14/99



95362781

Address of Grantee and
Send Subsequent Tax Bills To:

Wayne R. McGuirt, Trustee
100 E. Huron, Unit 2104
Chicago, IL 60611

This Instrument Prepared by And
After Recording Return To:

David P. DeYoe
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606
Box 307, Bowman

UNOFFICIAL COPY

Property of Cook County Clerk's Office

12-11-2011

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 2104 IN 100 EAST HURON STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN CHICAGO PLACE, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLK 46 (EXCEPT EAST 75 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #90620268 AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR MAINTENANCE, IE FOR THE BENEFIT OF PARCEL 1 AS SET FORTH BY EASEMENT AND OPERATION AGREEMENT, RECORDED OCTOBER 6, 1990 AS DOCUMENT 90487310 AND CREATED BY DEED FROM LASALLE NATIONAL TRUST, N. A, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1986 AND KNOWN AS TRUST NUMBER 111297 TO THOMAS KINSER AND MARJORIE KINSER, HIS WIFE, AS JOINT TENANTS RECORDED NOVEMBER 5, 1991 AS DOCUMENT 91579054

Permanent Index Number: 17-10-105-014-1073

Common Address: 100 E. Huron, Unit 2104
Chicago, IL 60611

156282781

UNOFFICIAL COPY

Property of Cook County Clerk's Office

1-20-2020

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 June 2, 1995 Signature: [Signature]
Grantor or Agent

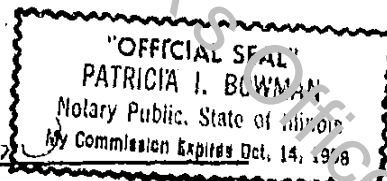
Subscribed and sworn to before me by the said Agent this 2nd day of June, 1995.
Notary Public Patricia I. Bowman



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 June 2, 1995 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 2nd day of June, 1995.
Notary Public Patricia I. Bowman



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.)

55362781

UNOFFICIAL COPY

Property of Cook County Clerk's Office