

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

96913349

KNOW ALL MEN BY THESE PRESENTS that the Grantor, Joseph Koenig, as Trustee of the Joseph Koenig Revocable Trust dated April 10, 1995, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling does hereby give, grant, remise, release and forever quit-claims unto Jacqueline Koenig, or her successor in trust, not individually but as trustee

of the Jacqueline Koenig Revocable Trust dated April 10, 1995, as may be amended, all right, title and an undivided 10% interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Parcel 1:

Unit numbers 801, 802, 215 and 226 in the LaSalle Private Residences Condominium as delineated on a survey of the following described real estate:

Lots 1, 2, 2A, 2B, 2C, 3 and 4 in Stephen N. Gouletas Resubdivision of land, property and space of part of the Northeast 1/4 of Section 4, 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 93247587, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

Easements for support, entry, ingress and egress, common walls, floors, ceilings, utilities and encroachments for the benefit of Parcel 1 as set forth in the Grant and Reservation of Easements recorded as Document 93247586.

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, 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; 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 real estate 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 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 the term of 99 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 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.

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 agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee

DEED-01 RECORDING \$25.50  
776666 TRAN 3981 12/03/96 13:24:00  
96913349  
COOK COUNTY RECORDER

36913349

35/11/96

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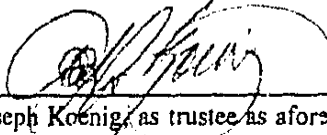
in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (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 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 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 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.

If the title to any of the above real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

\* \* \*

IN WITNESS WHEREOF, the GRANTOR aforesaid, Joseph Koenig, executed this Deed in Trust on this 28th day of November, 1996.

  
\_\_\_\_\_  
Joseph Koenig, as trustee as aforesaid

PROPERTY ADDRESS:  
Units 801 and 802  
1212 North LaSalle Street  
Chicago, Illinois 60610

REAL ESTATE TAX IDENTIFICATION NUMBERS:  
17-04-22-1052-1200  
17-04-22-1052-1199  
SEND SUBSEQUENT TAX BILLS TO:  
Remains Unchanged

PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Herbert B. Nechin, Esq.  
Holleb & Coff  
55 East Monroe Street - Suite 4100  
Chicago, IL 60603


(Seal)  
THIS TRANSACTION IS EXEMPT UNDER  
ILLINOIS REVISED STATUTES,  
CHAPTER 120, PARAGRAPH 1004,  
SECTION 4 (e)  
*Diane R. Chastrow*  
12/3/96

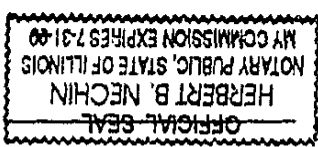
STATE OF ILLINOIS )  
                                  )      SS.  
COUNTY OF COOK    )



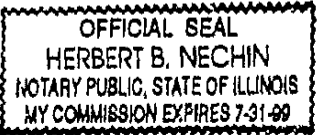
Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above named Joseph Koenig, as Trustee of the Joseph Koenig Revocable Trust dated April 10, 1995, personally known to me to be the same person whose name is subscribed to the foregoing instrument, who acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth,

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 3<sup>rd</sup> day of December, 1996

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires: \_\_\_\_\_



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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.

Dated: 12/3, 1996

Signature: Jane R. Chastland

Grantor or Agent

Subscribed and sworn to before me by the said this 3 day of December, 1996.



Notary Public Michelle L. Wilson

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: 12/3, 1996

Signature: Jane R. Chastland

Grantee or Agent

Subscribed and sworn to before me by the said this 3 day of December, 1996.



Notary Public Michelle L. Wilson

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, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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