

# UNOFFICIAL COPY

96936033

## Deed in Trust

THIS INDENTURE made this 2nd day of December, 1996, between Scott Silver, of 2518 North Lincoln Avenue, Apartment 403, Chicago, Illinois (hereafter referred to as "the Grantor"), and to Scott Silver, sole Trustee of the Scott Silver Living Trust dated January 23, 1996 (hereafter referred to as "the Grantee").

DEATH-OF-BERGDAMMS 129.50  
TAXES YEAR 1996 10/11/96 1719607  
1996 1 11 96 96-936033  
COOK COUNTY RECORDER

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does hereby convey and quit claim unto said Grantee, in fee simple, pursuant to the power and authority vested in the Grantee, as Trustee under the Scott Silver Living Trust; the following described real estate situated in Cook County, Illinois, to-wit:

### Parcel 1:

Unit 312 in Lincoln Lofts Condominiums, as delineated on the Survey of Lots 3 through 13, inclusive, in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4 and 7 and the North 1/2 of Block 6 in the Subdivision of that part lying Northeasterly of the Center Line of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded September 3, 1996 as Document 96672710, in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration.

### Parcel 2:

Exclusive right to use of Parking Space 6, and Parking Space 8, a limited common element as set forth in Declaration of Condominium aforesaid.

Permanent Real Estate Index Number(s): 14-29-100-002, 003, 004 and 005

Address of Real Estate: 3151 North Lincoln Avenue, Unit 312, Chicago, Illinois 60657

together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to deal with said real estate and every part thereof in all ways and for such considerations as it would be lawful for any person owning the same to deal with the same, pursuant to the terms of the Trust Agreement as set forth below.

96936033

29.50  
BANK

UNOFFICIAL COPY

00000000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale and execution or otherwise.

Full power and authority is hereby granted to said 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, 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or part thereof, from time to time, in possession or reversion, by lease 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 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 partition or to exchange said real estate or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, 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, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed,

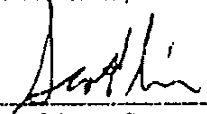
UNOFFICIAL COPY

Property of Cook County Clerk's Office

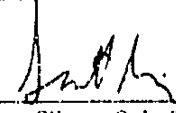
# UNOFFICIAL COPY

contracted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged to see to the application of any purchase money, or rent, 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 any of the terms of said Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of delivery thereof that trust created by this Indenture and by said Declaration of Trust was in full force and effect, (b) that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, were 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.

IN WITNESS WHEREOF, the Grantor, as aforesaid, has hereunder set his hand and seal the day and year first above written.

  
\_\_\_\_\_  
Scott Silver, Grantor  
3151 North Lincoln Avenue, Unit 312  
Chicago, Illinois 60657

ACCEPTED BY:

  
\_\_\_\_\_  
Scott Silver, Sole Trustee of the  
Scott Silver Living Trust dated 1/23/96  
3151 North Lincoln Avenue, Unit 312  
Chicago, Illinois 60657

96036033

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

We hereby certify that the foregoing Deed in Trust was on the date thereof, signed, sealed, published and declared by Scott Silver, in our presence, who at his request and in his presence and in the presence of each other have hereunto subscribed our names as witnesses thereto, believing the said Scott Silver at the time of so signing to be of sound mind and memory.

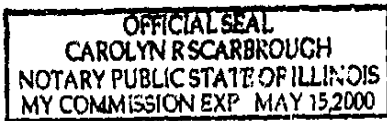
[Signature] Residing at 2619 Mulberry Ln  
NORTHBRIDGE, IL 60062

[Signature] Residing at 2619 MULBERRY LN  
NORTHBRIDGE, IL 60062

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

[Signature] a Notary Public, hereby certify that Scott Silver, is personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed the instrument as his free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of December 1996.



[Signature]  
Notary Public

PREPARED BY AND MAIL TO:

Maureen J. Ruthman  
Michael A. Haber & Associates, P.C.  
120 West Madison Street  
Suite 600  
Chicago, Illinois 60602



93036013

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

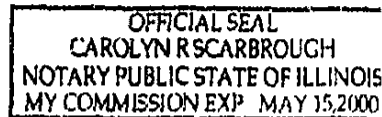
## STATEMENT BY GRANTOR AND GRANTEE

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 12/2, 1996 Signature: [Signature]  
Grantor or Agent

Scott Silver

Subscribed and sworn to before me by the said SCOTT SILVER this 2ND day of December, 1996.  
Notary Public [Signature]

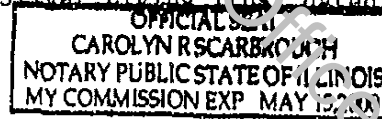


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/2, 1996 Signature: [Signature]  
Grantee or Agent

Scott Silver, sole Trustee of the Scott Silver Living Trust, dated 1/23/96

Subscribed and sworn to before me by the said SCOTT SILVER this 2ND day of December, 1996.  
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 A/E) to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

96036033

UNOFFICIAL COPY

Property of Cook County Clerk's Office