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DEED IN TRUST
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EXEMPT UNDER PROVISIONS
OF PARAGRAPH 6
SECTION 4, OF THE REAL
ESTATE TRANSFER TAX
ACT.

DATED: 1-4-96

Ronald Schenk
BUYER, SELLER, AGENT

DEPT-01 RECORDING \$25.50
176666 TRAN 5410 01/04/96 15:22:00
#9084 ± VF *-96-009756
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, is made this 7th day of December, 1995 between Perry M. Berke and Nancy S. Berke, his wife, of the county of Cook and State of Illinois, grantors, and Nancy S. Berke not individually but as trustee under the provision of that certain Declaration of Trust dated May 25, 1995 and known as the Nancy S. Berke 1995 Trust (hereinafter "Trust"), of 1501 North State Parkway, Unit 6-B Chicago, Illinois 60610, grantee
(grantee's address)

WITNESSETH, That grantors, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, do hereby convey and warrant unto the grantee, in fee simple, an undivided 1/2 interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit:

UNIT NO. 6-B, IN WARWICK APARTMENTS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOTS 23, 24, 25, 26, 27, AND THE SOUTH 6.5 FEET OF LOT 28 IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 4, 1975 AND KNOWN AS TRUST NUMBER 1086550 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23238931, AS AMENDED BY DOCUMENT 23288161; TOGETHER WITH AN UNDIVIDED 1.5111 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-03-100-013-1011

Address of Real Estate: 1501 North State Parkway, Unit 6-B, Chicago, Illinois 60610

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said Trust, 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 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

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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 same to deal with the same, whether similar to or different from the ways above specified, at any time or times thereafter.

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 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 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 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, or such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And said GRANTORS hereby expressly waive and release 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 homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors, hereunto set their hands and seals the day and year first above written.

Perry M. Berke (SEAL)
PERRY M. BERKE

Nancy S. Berke (SEAL)
NANCY S. BERKE

County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Perry M. Berke and Nancy S. Berke personally known to me to be the same persons whose names and subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the use and purposes therein set forth.

Given under my hand and official seal, this 7th day of December, 1995.

(SEAL)

William P. Ramos
Notary Public, State of Illinois
My Commission Expires 12/14/98
NOTARY PUBLIC

ACCEPTANCE OF CONVEYANCE

The undersigned hereby acknowledge s receipt of this instrument and accept s said conveyance to the undersigned as trustee of the NANCY S. BERKE 1995 TRUST

Dated: December 7, 1995

Nancy S. Berke
Nancy S. Berke

This instrument was prepared by Gerald L. Schenk, Esq., 311 S. Wacker Dr., #5410, Chicago, IL 60606

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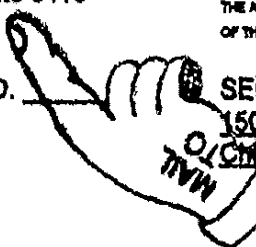
MAIL TO: Gerald L. Schenk, Esquire
Schenk, Annes, Brookman & Tepper, Ltd.
311 South Wacker Drive, Suite 5410
Chicago, IL 60606-8822

ADDRESS OF PROPERTY:
1501 N. State Parkway, Unit 6-B
Chicago, Illinois 60610

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
1501 N. State Parkway, Unit 6-B
Chicago, Illinois 60610



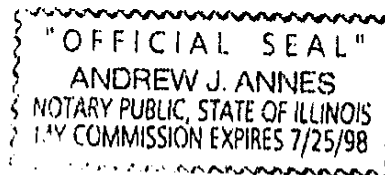
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STATEMENT BY GRANTOR AND GRANTEE

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 January 4, 1996 Signature: *George H. Blank*
Grantor or Agent

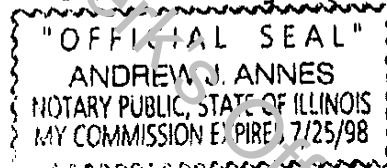
Subscribed and sworn to before me by the said *Grant* this 4th day of *January*, 1996.
Notary Public *[Signature]*



The grantee or his agent affirm 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 January 4, 1996 Signature: *George H. Blank*
Grantee or Agent

Subscribed and sworn to before me by the said *Agent* this 4th day of *January*, 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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Property of Cook County Clerk's Office

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