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QUITCLAIM DEED IN TRUST STATUTORY (ILLINOIS)

THE GRANTOR, JULIAN D. COUPLAND, a single person never married, and Kathleen E. Coupland of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS unto 50% to the KATHLEEN E. COUPLAND 1997 DECLARATION OF TRUST and 50% to the JULIAN D. COUPLAND 1997 DECLARATION OF TRUST, not in Joint Tenancy, but as Tenants in Common, and unto all and every successor or successors in trust under said trust agreements, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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INDEXED 1997-07-10 3:57:53
 1997-07-10 14:37:00
 97-713049
 COUNTY CLERK REC'D

*Divorced, not since remarried

UNIT 2302E IN ELIOT HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 15 (EXCEPT THE NORTH 49.50 FEET OF THE WEST 180.00 FEET THEREOF) AND ALSO EXCEPT THAT PART OF THE SOUTH 92.27 FEET OF THE WEST 137.805 FEET OF SAID LOT LYING ABOVE ELEVATION +18.50 OF FEET, CITY DATUM, IN CHICAGO LAND CLEARANCE COMMISSION NUMBER THREE, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25267212 AND REGISTERED AS DOCUMENT NUMBER LR3134592 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. 258

Permanent Index Number: 17-04-222-062-1047; Common Address: 1215 Sandburg Terrace, Unit 2302, Chicago, Illinois 60610

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 present 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 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 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 time 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 relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by the Indenture and by said trust

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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 us, his or their predecessor 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 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(s) hereby expressly waive(s) and release(s) 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 aforesaid have hereunto set their hands and seals this 19th day of September, 1997.

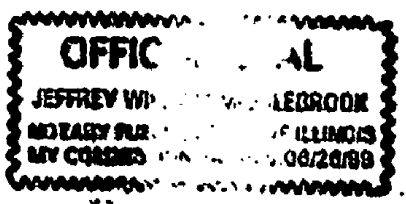
Julian D. Coupland
JULIAN D. COUPLAND

Kathleen E. Coupland
KATHLEEN E. COUPLAND

State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JULIAN D. COUPLAND and KATHLEEN E. COUPLAND, personally known to me to be the persons whose names are 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 acts as such trustees, 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 19th day of September, 1997.



[Signature]
Notary Public
My Commission Expires _____, 19__

THIS DOCUMENT EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT

By: [Signature]
Date: 9.18.97

This instrument prepared by: Harlan D. Kahn; Bronson & Kahn, 300 West Washington St., 14th Floor, Chicago, IL 60606

MAIL RECORDED DEED TO:
Daniel R. Bronson, Esq.
300 West Washington St., 14th Floor
Chicago, Illinois 60606

MAIL FUTURE TAX BILLS TO:
Julian D. Coupland
1255 Sandberg Terrace, Unit 2302
Chicago, Illinois

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STATEMENT BY GRANTOR AND GRANTEE

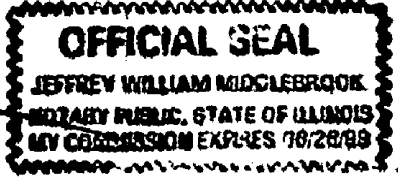
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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.

Date: 9/18/97

Signature: *Julie D. Bump of [unclear]*
Grantor or Agent

Subscribed and sworn to before me by this 18th day of September, 1997.

Notary Public: *[Signature]*
My commission expires: _____



The grantee or his or her 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.

Date: 9/18/97

Signature: *Julie D. Bump of [unclear]*
Grantee or Agent

Subscribed and sworn to before me by this 18th day of September, 1997.

Notary Public: *[Signature]*
My commission expires: _____



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/EI 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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