

MAIL TO:
LAWRENCE A GURZIK
ATTORNEY AT LAW
1404 N WELLS ST.
CHICAGO, IL 60610
(312) 751-8770

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COOK COUNTY RECORDER
1200 N. LAKE ST. CHICAGO, IL 60610
PHONE (312) 600-1000
FAX (312) 600-1001
WWW.COOKCOUNTYIL.GOV

DEED IN TRUST

THE GRANTORS, KEITH B. HOBBS and BARBARA G. HOBBS, husband and wife, of 100 East Huron St., Unit #2307, Chicago, IL 60611, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, do hereby convey and warrant to KEITH B. HOBBS, as Trustee and not individually (the term "Trustee" shall be deemed to include any and all successor trustees), of the Keith B. Hobbs Declaration of Trust dated December 3, 1993 of 100 East Huron St., Unit #2307, Chicago, IL 60611, the following described real estate (the "Property") located in the City of Chicago, in Cook County, the State of Illinois:

UNIT NUMBER 37-G IN THE 100 EAST WALTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL: PARTS OF LOTS 8, 9, 10, 11 AND 12 IN MOSS' SUBDIVISION OF PART OF LOT 10 IN THE SOUTH 1/2 OF BLOCK 8 IN COAL TRUSTEES' SUBDIVISION OF SECTION 3, TOWNSHIP 39 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 24 262 435 AND REGISTERED AS DOCUMENT NUMBER LR 29 90 252, TOGETHER WITH AN UNDIVIDED .39588 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

P.I.N. #17-03-207-061-1210
Commonly known as: Unit #37-G at 100 East Walton St., Chicago, IL 60611

TO HAVE AND HOLD the said Property with the appurtenances thereto and upon the trusts and for the uses and purposes set forth herein and in the Declaration of Trust.

[Handwritten signature]

Attorney for Grantor

Date: 1-28-97

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Full power and authority are hereby granted to said Trustee to improve, manage, protect said Property; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said Property 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; to lease said Property from time to time, upon such terms and for any period or periods of time, and to renew and extend leases upon 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 grant options to lease or renew leases and options to purchase the Property and to contract respecting the manner of fixing the amount of present or future rentals; to exchange said Property 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 the Property; and to deal with the Property 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 the Property, or to whom said Property 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 Property, 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 Declaration; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said Property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trust Declaration referred to in this Deed was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the all of the conditions and limitations set forth in this Deed and the Trust Declaration or any amendment thereof and which shall be 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

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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 of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in Trust.

The interest of each and every beneficiary under the terms of the Trust Declaration 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 Property, 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 Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantors, KEITH B. HOBBS and BARBARA G. HOBBS, do 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 have set forth their hands and seals as of this 20th day of January, 1997.

The Grantors:


Keith B. Hobbs


Barbara G. Hobbs

State of Illinois)
) SS:
County of Cook)

I, a Notary Public in and for the County and State, CERTIFY that Keith B. Hobbs and Barbara G. Hobbs, husband and wife, and personally known to me to be the same 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

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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.

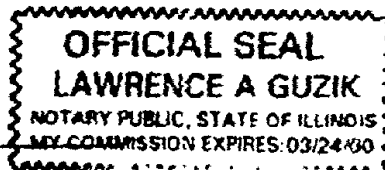
Dated January 20, 1997

Signature: *Keith B. Hobbs*

Grantor or Agent
Keith B. Hobbs

Subscribed and sworn to before me by the said Grantor this 20th day of January 1997

Notary Public *Lawrence A. Guzik*



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 January 20, 1997

Signature: *Keith B. Hobbs*

Grantee or Agent
Keith B. Hobbs, Trustee

Subscribed and sworn to before me by the said Grantee this 20th day of January 1997

Notary Public *Lawrence A. Guzik*



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.)

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