

DEED IN TRUST

2006-980 MIC 245 10/11

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1998-09-10 12:47:38
Cook County Recorder/Clerk 25.50

THE GRANTOR (NAME AND ADDRESS)

Irene Michaels,
a single person
43 E. Bellevue St., #1
Chicago, IL 60611

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Nancy ~~Heatley~~ *Heatley *Seymour as Trustee **, under the terms and provisions of a certain Trust Agreement dated the 24th day of June, 19 94 ~~and is hereby acknowledged~~, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

*of the Nancy S. Heatley Revocable Trust

Permanent Index Number (PIN): 17-03-204-067-1003

Address(es) of Real Estate: 43 E. Bellevue, #1, Chicago, IL 60611

TO HAVE AND TO HOLD said real estate and appurtenances hereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor _____ hereby waive s_____ and release s_____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 4th day of September 1998

Irene Michaels
Irene Michaels

_____(SEAL)_____(SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

_____(SEAL)_____(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that Irene Michaels personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 4th day of September 1998

Commission expires 5-10 1999 *Antonia Velazquez*
NOTARY PUBLIC

This Instrument was prepared by Nicholas P. Black, 2824 W. Diversey Ave., Chicago, IL 60647
(NAME AND ADDRESS)

Legal Description

As legally described in Exhibit A attached hereto and made a part hereof.

0569864

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

SEP 1998 DEPT OF REVENUE 649.00

Don Kahn, Esq.
Holleb PC
55 East Monroe
Suite 3700
Chicago, Illinois 60603
(Name)
(Address)
(City, State and Zip)

Nancy Semour Heatley
43 East Bellevue #1
Chicago, IL 60611
(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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EXHIBIT A

LEGAL DESCRIPTION

UNIT #1 IN 43 BELLEVUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 8 1/2 FEET OF LOT 8 AND ALL OF LOT 9 (EXCEPT THE SOUTH 8 FEET THEREOF CONDEMNED AND USED FOR ALLEY) IN BRIESOCK'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 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 85343774 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THIS CONVEYANCE IS MADE SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1997 AND SUBSEQUENT YEARS.

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