

DEED IN TRUST

UNOFFICIAL COPY 98908189



2240/0009 14 001 Page 1 of 1
1998-10-09 08:09:07
Cook County Recorder 25.50

THE GRANTORS

Robert M. Nelson and Susan M. Nelson, husband and wife,

(hereinafter called the "Grantors"), of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto

Robert M. Nelson, Trustee of the Robert M. Nelson Trust dated August 3, 1998, an undivided one-half interest, and Susan M. Nelson, Trustee of the Susan M. Nelson Trust dated August 3, 1998, an undivided one-half interest, as tenants in common

of 2132 W. Balmoral, Chicago, Illinois 60625

(hereinafter referred to as "said trustee", regardless of the number of trustees under each said trust agreement), and unto all and every successor or successors in trust under each said trust agreement, the real property described below; subject, however, to all valid, prior reservations, conveyances, easements, options, leaseholds, and all other encumbrances, relative to any interest in the real estate, if any, appearing of record as of the date hereof:

Parcel 1:

Unit No. 2132 in Balmoral Court Townhome Condominium as delineated on a survey of the following described real estate:

That part of the West 3/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 40 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 No. 89118518, and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The right to the use of Parking Space G2132, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document 89118518.

P.I.N.: 14-07-102-004-1017

Address of Real Estate: 2132 W. Balmoral, Chicago, Illinois 60625

*Exempt under the Illinois Real Estate Transfer Exemption Act 5/30/31-45(c),
Jay P. Heath 8-3-98*

TO HAVE AND TO HOLD the same, together 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 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

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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 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 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 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 the delivery thereof the trust created by this Indenture and by said trust 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 its, 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.

IN WITNESS WHEREOF, the Grantors have executed this Deed in Trust on this date of August 3, 1998.

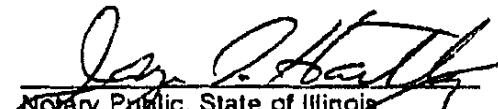

Robert M. Nelson


Susan M. Nelson

State of Illinois)
) ss.:
County of Cook)

On this date of August 3, 1998, before me personally appeared Robert M. Nelson and Susan M. Nelson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.




Notary Public, State of Illinois

Mail recorded Deed to Preparer:
Jayne A. Hartley, P.C., 2100 Clearwater Dr. Suite 103, Oak Brook, Illinois 60523

After Recordation, send subsequent Tax Bills to:
Robert M. Nelson and Susan M. Nelson, 2132 W. Balmoral, Chicago, Illinois 60625



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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 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 8-3, 1998

Signature

[Signature]
Grantor or Agent

Subscribed and sworn to me before me by the said agent this 3rd day of August, 1998.

Notary Public

[Signature]



The Grantee 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 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 8-3, 1998

Signature

[Signature]
Grantee or Agent

Subscribed and sworn to me before me by the said agent this 3rd day of August, 1998.

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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)