

DEED IN TRUST

1998-03-26 14:06:17

THE GRANTOR NAME AND ADDRESS

MARION O. HANE
36 Seneca Road
Sea Ranch Lakes
Fort Lauderdale, FL 33308

The Above Space For Recorder's Use Only

of the Cook County of Illinois and State of Illinois, in consideration of the sum of Ten and 00/100***** Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged hereby conveys and quit claims to LIVING TRUST OF MARION ORTSEIFEN under the terms and provisions of a certain Trust Agreement dated the 17th day of April 1997 and designated as Trust No. 1797 and to my 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)

Permanent Index Number (PIN) 17-09-262-006-0000 & 17-09-262-005-0000

Address(es) of Real Estate 17-19 W. Hubbard, Chicago, Illinois

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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, streets, 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 tenancy 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, deed, 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

PROPERTY OF COOK COUNTY CLERK'S OFFICE
SECTION 6, REAL ESTATE
BUYER, SELLER OR REPRESENTATIVE
DATE 3/25/98

UNOFFICIAL COPY

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 waives and releases 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 17 day of April 1997

Marion O. Kane
Marion O. Kane

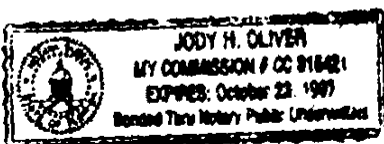
(SEAL) Carol Clarke (SEAL)
Carol Clarke (Witness)

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

(SEAL) Joan Chase (SEAL)
Joan Chase (Witness)

State of Illinois, County of Broward

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



Marion O. Kane personally known to me to be the same person... whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 17 day of April 1997

Commission expires 19 Jody H. Oliver (Signature)
NOTARY PUBLIC

This instrument was prepared by Fernholz & Ehrlich, 303 W. Madison, Ste. 2600, Chicago, IL 60606
(NAME AND ADDRESS)

Legal Description

THE EAST 1/2 OF LOT 12 (EXCEPT THE WEST 6 INCHES THEREOF) AND ALL OF LOT 13 IN BLOCK 1 IN WOLCOTT ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SEND SUBSEQUENT TAX BILLS TO

MAIL TO	{	<u>Fernholz & Ehrlich</u> (Name)	<u>Marion O. Kane Properties</u> (Name)
		<u>303 W. Madison, Suite 2600</u> (Address)	<u>1925 N. Clybourn</u> (Address)
		<u>Chicago, Illinois 60606</u> (City, State and Zip)	<u>Chicago, IL 60614</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

98254633

STATEMENT BY GRANTOR AND GRANTEE

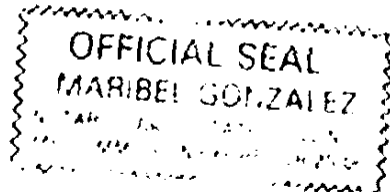
The grantor or his agent affirms that to the best of his knowledge the name of the grantee shown on the deed or assignment of beneficial interest in a and trust's either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 25, 1998

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID _____
THIS _____ DAY OF _____
19____

NOTARY PUBLIC _____



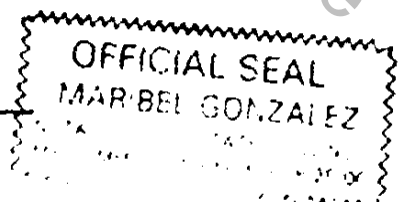
The grantee or his agent affirms and represents that the name of the grantee shown on the deed or assignment of beneficial interest in a and trust's either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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: March 25, 1998

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID _____
THIS _____ DAY OF _____
19____

NOTARY PUBLIC _____



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. Exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]