

**UNOFFICIAL COPY**

99547503

**This Instrument Prepared By  
and Upon Recordation Return To:**

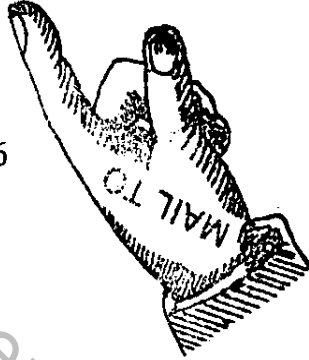
5577/0001 53 001 Page 1 of 4  
1999-06-08 09:40:37  
Cook County Recorder 27.50



Jay L. Dolgin  
Young, Rosen, Dolgin & Finkel, Ltd.  
33 North LaSalle Street, Suite 2000  
Chicago, Illinois 60602-2607

**Mail Tax Bills To:**

Susan E. Sehring  
1155 W. Armitage, Unit 506  
Chicago, Illinois 60614



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**QUITCLAIM  
DEED IN TRUST**

**THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Susan E. Sehring and Patrick J. Sheehy, husband and wife, of 1155 W. Armitage, Unit 506, Chicago, Illinois 60614, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Convey and Quitclaim unto Susan E. Sehring, not individually, but as trustee under the provisions of a declaration of trust known as the Susan E. Sehring Declaration of Trust dated June 4, 1999, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:**

**Unit 506 and P-112 in 1155 West Armitage Condominium as delineated on a plat of survey of the following described real estate: Lots 12 to 19 inclusive in Hapgood's subdivision of Lot 1 and part of Lot 2 of Block 9 in Sheffield's Addition to Chicago in Section 32, Township 40, Range 14 East of the Third Principal Meridian; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 03028009, together with its undivided percentage of interest in the common elements, in Cook County, Illinois.**

**Address of Property: 1155 W. Armitage, Unit 506, Chicago, Illinois 60614**

**Permanent Index Number: 14-32-400-092-1035**

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**TO HAVE AND HOLD** said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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In addition to all of the powers and authority granted to the trustees by the terms of said declarations of trust, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 real estate or any part thereof to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof 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 real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 real estate 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 "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

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And said GRANTORS hereby expressly waive and release any and all rights or benefits 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.

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IN WITNESS WHEREOF, the GRANTORS aforesaid, Susan E. Sehring and Patrick J. Sheehy, have executed this Quitclaim Deed in Trust on this 21<sup>st</sup> day of May, 1999.

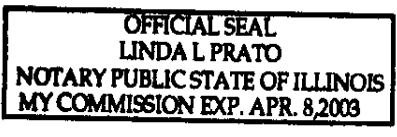
Susan E. Sehring  
Susan E. Sehring

Patrick J. Sheehy  
Patrick J. Sheehy

Exempt under real estate transfer tax act sec. 200/31-45  
Par. E & Cook County Ord. 95104 Par. E  
Date 5/27/99 Sign. [Signature]

STATE OF ILLINOIS )  
                                  )     SS  
COUNTY OF COOK     )

On this 21<sup>st</sup> day of May, A.D., 1999, Linda L. Prato, a Notary Public in and for said County in the State aforesaid, do hereby certify that Susan E. Sehring and Patrick J. Sheehy, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.



Linda L. Prato  
Notary Public

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_

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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: 5-27-99

signature: Linda L. Prato  
grantor or agent

subscribed and sworn to before me this 27<sup>th</sup> day  
of May, 1999

Gail L. Candela  
notary public



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 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: 5-27-99

signature: Linda L. Prato  
grantee or agent

subscribed and sworn to before me this 27<sup>th</sup> day  
of May, 1999.

Gail L. Candela  
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act)