

DEED IN TRUST

THE GRANTORS

THOMAS P. HESTER and
NANCY B. HESTER,
husband and wife



of the City of Chicago, County of Cook, 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 convey and quit claims to NANCY B. HESTER, as Trustee under the terms and provisions of a certain Declaration of Trust dated the 12th day of February, 1999, and known as the "NANCY B. HESTER QUALIFIED PERSONAL RESIDENCE TRUST" and to any and all successors as Trustee appointed under said Declaration of Trust, or who may be legally appointed, the following described real estate:

See Exhibit A attached hereto and made a part hereof.

Permanent Index Numbers (PINs): 17-03-102-037-1001
17-03-102-037-1018

Address of Real Estate: 10 E. Schiller, #3E, Chicago, Illinois 60610

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Declaration of Trust 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 any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to 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 to 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 199 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 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 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 Declaration of Trust above described was in full force and effect; that any such 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 Declaration of Trust; and if any such instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Declaration of Trust and hereunder, and 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 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.

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.

Return to
Box 407
To: M. Czopok

UNOFFICIAL COPY

99163625

DATED this 12th day of February, 1999

[Signature]
THOMAS P. HESTER

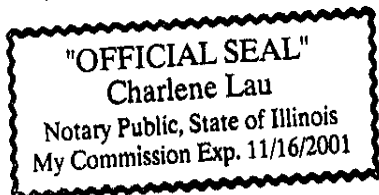
[Signature]
NANCY B. HESTER

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas P. Hester and Nancy B. Hester, husband and wife, 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 their free voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 12th day of February, 1999

My Commission expires: 1999



[Signature]
NOTARY PUBLIC

This instrument was prepared by Michael J. Czopek c/o Mayer, Brown & Platt, 190 So. LaSalle Street, Chicago, Illinois 60603

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

2/17/99 [Signature]
Date Buyer, Seller or Representative

Exempt under provisions of Paragraph e, Section 4, Cook County Transfer Tax Ordinance.

2/17/99 [Signature]
Date Buyer, Seller or Representative

GRANTEES ADDRESS and

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Michael J. Czopek
190 So. LaSalle Street
Chicago, Illinois 60603

Nancy B. Hester, Trustee
10 E. Schiller, #3E
Chicago, Illinois 60610

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EXHIBIT A

PARCEL 1: UNIT NUMBER 10-3E, IN THE 1411 STATE PARKWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 23 TO 27, BOTH INCLUSIVE, IN BLOCK 3 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BURLINGTON NORTHERN, INC. A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL 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 25368070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE ATTIC, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25368070, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 25368070, IN COOK COUNTY, ILLINOIS.

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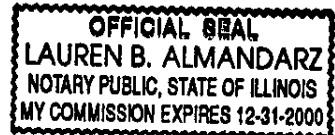
STATEMENT BY GRANTOR AND GRANTEE

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: February 17 1999. Signature: *Lauren B. Almandarz*
Agent

Subscribed and sworn to before me by the said Agent this 17th day of February, 1999.

Lauren B. Almandarz
Notary Public

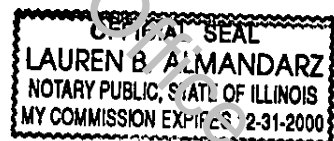


The Grantee, or his agent, affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 17 1999. Signature: *Lauren B. Almandarz*
Agent

Subscribed and sworn to before me by the said Agent this 17th day of February, 1999.

Lauren B. Almandarz
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identify 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]