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Deed In Trust - Warranty Deed

PREPARED BY:  
ADRIENNE Z. Shaps  
4268 SOUTH ARCHER AVENUE  
CHICAGO, IL 60632



0924340111D

Doc#: 0924340111 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2009 02:20 PM Pg: 1 of 5

Mail To:  
ADRIENNE Z. Shaps  
4268 SOUTH ARCHER AVENUE  
CHICAGO, IL 60632

**DEED IN TRUST**

THIS INDENTURE WITNESSETH that the Grantor <sup>i. Leticia Gutierrez as Executrix of the Estate of Antonio Ronquillo Deceased</sup> ~~Antonio Ronquillo~~ <sup>Leticia Gutierrez as Individual</sup> ~~Deceased~~  
Of the County of COOK and State of ILLINOIS for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 28TH day of MAY, 20 09, and known as Trust Number 20580 the following described real estate in the County of COOK and State of ILLINOIS, to wit:

An EIGHTY Percent (80%) interest in the following Legally described property:

SEE ATTACHED

COMMONLY KNOWN AS:

300 North State Street # 5517, Chicago, Illinois 60654

**P.N.O.N.**

PIN #: 17-09-410-014-1842

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISION OF PARAGRAPH "E" SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.

DATED: 5-22-09 ATTY FOR GRANTEE

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISION OF PARAGRAPH "E" SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.

DATED: 5-22-09 ATTY FOR GRANTOR

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TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 partition or to exchange said property, or any part thereof, or other real estate or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee in and to all the premises above described.

And the said grantor hereby expressly waive and release any and all right or benefit 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.

IN WITNESS WHEREOF, the grantor aforesaid has/have hereunto set his/her hand and seal this 22 day of May, 20 09

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Deed In Trust - Warranty Deed

Signature: Leticia Gutierrez  
Name: Leticia Gutierrez as Executrix of the Estate of Antonio Ronquillo, Deceased

[Signature]  
Thumb

Signature: Leticia Gutierrez  
Name: Leticia Gutierrez as Individual

[Signature]  
Thumb

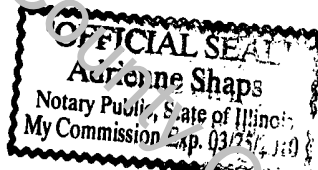
Signature:  
Name:

Signature:  
Name:

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby Certify, that LETICIA GUTIERREZ 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 he/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.

Given under my hand and Notarial seal this 28TH day MAY, 20 09

[Signature]  
NOTARY PUBLIC



Property of Coopy Clerk's Office

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**PARCEL 1:**

UNIT NUMBER 5517, AS DELINEATED ON SURVEY OF LOT 1 AND LOT 2 OF HARPER'S RESUBDIVISION OF PART OF BLOCK 1 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF A PART OF BLOCK 1, IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF CERTAIN VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, SITUATED IN THE CITY OF CHICAGO COOK COUNTY, ILLINOIS, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24, 238, 692, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), SITUATED IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED DECEMBER 15, 1977 AS DOCUMENT NUMBER 24,238,692 AND AS CREATED BY DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO MARY CYKES RECORDED MARCH 1, 1978 AS DOCUMENT NUMBER 24, 345, 244 FOR ACCESS, INGRESS AND EGRESS IN, OVER, ACROSS AND THROUGH THE COMMON ELEMENTS AS DEFINED THEREIN

**PARCEL 3:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY GRANTS AND RESERVATION OF EASEMENTS RECORDED DECEMBER 15, 1977 AS DOCUMENT NUMBER 24, 238,692 AND SET FORTH IN DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO MARY CYKES RECORDED MARCH 1, 1978 AS DOCUMENT NUMBER 24, 345, 224 IN, OVER, UPON, ACROSS AND THROUGH LOBBIES, HALLWAYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATORS, AND ELEVATOR SHAFTS LOCATED UPON THOSE PARTS OF LOTS 3 AND 4 IN HARPER'S RESUBDIVISION AFORESAID DESIGNATED AS EXCLUSIVE EASEMENT AREAS AND COMMON EASEMENT AREAS FOR INGRESS AND EGRESS AND ALSO IN AND TO STRUCTURAL MEMBERS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AND BUILDING CORES SITUATED ON LOTS 3 AND 4 AFORESAID FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS.

**PERMANENT INDEX NUMBER:**

17-09-410-014-1842

**PROPERTY ADDRESS:**

300 NORTH STATE STREET, UNIT #5517, CHICAGO, ILLINOIS 60654

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## GRANTOR/GRANTEE STATEMENT

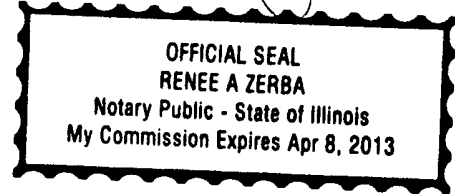
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 5-22-09

SIGNATURE

[Signature]  
Grantor/LETICIA GUTIERREZ or  
Agent/ADRIENNE SHAPS

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Adrienne Shaps  
THIS 22<sup>nd</sup> DAY OF May, 2009



NOTARY PUBLIC: [Signature]  
MY COMMISSION EXPIRES ON: 4-8-2013

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: 5-22-09

SIGNATURE

[Signature]  
Grantee /STANDARD BANK AND  
TRUST or Agent/ADRIENNE SHAPS

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID Adrienne Shaps  
THIS 22<sup>nd</sup> DAY OF May, 2009



NOTARY PUBLIC: [Signature]  
MY COMMISSION EXPIRES ON: 4-8-2013

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)