

642817

TRUSTEE'S DEED IN TRUST

142



Doc#: 1220835065 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/26/2012 02:36 PM Pg: 1 of 4

GRANTORS, Charles P. Schwartz, Jr. and Susan H. Schwartz, Co-Trustees of the Charles P. Schwartz, Jr. Living Trust dated 12/04/98, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEY and QUIT CLAIM unto:

Susan H. Schwartz, Trustee of the Susan H. Schwartz Trust dated August 29, 2009  
1501 N. State Parkway, Unit 7B  
Chicago, IL 60610

(hereinafter referred to as "said trustee", regardless of the number of trustees,) and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-03-100-013-1014

Common Address: 1501 N. State Parkway, Unit 7B, Chicago, IL 60610

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Addison, IL 60101  
636-889-4000

TO HAVE AND TO HOLD said premises 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 terms for any period or periods of time, not exceeding in the case of any single demise the terms 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 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, 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 consideration 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.

S ✓  
P 4  
S ✓  
SC ✓  
INT ✓

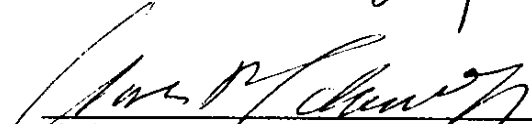
# UNOFFICIAL COPY

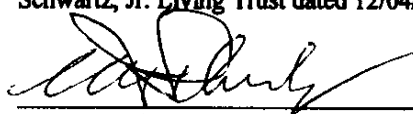
- 2 -

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 of 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.

And the said grantors hereby expressly waives and releases 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 grantors have set their hands and seals this 7<sup>th</sup> day of July, 2012.

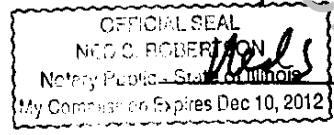
  
\_\_\_\_\_  
Charles P. Schwartz, Jr., Co-Trustee of the Charles P. Schwartz, Jr. Living Trust dated 12/04/98

  
\_\_\_\_\_  
Susan H. Schwartz, Co-Trustee of the Charles P. Schwartz, Jr. Living Trust dated 12/04/98

STATE OF ILLINOIS    )  
                                  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles P. Schwartz, Jr. and Susan H. Schwartz, as Co-Trustees aforesaid, personally known to me or proved to me on the basis of satisfactory evidence 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 7<sup>th</sup> day of July, 2012.



  
\_\_\_\_\_  
Notary Public

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(e).

Dated: July 7, 2012

  
\_\_\_\_\_  
Agent.

This instrument was prepared by: Ned S. Robertson, 330 N. Wabash, Suite 1700, Chicago, IL 60611  
► After recording mail to: Ned S. Robertson, 330 N. Wabash, Suite 1700, Chicago, IL 60611  
Send subsequent tax bills to: Susan H. Schwartz, 1501 N. State Parkway, Unit 7B, Chicago, IL 60610

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### EXHIBIT "A"

**File No.: 649817**

Unit 7B together with its undivided percentage interest in the common elements in Warwick Apartments Condominium, as delineated and defined in the Declaration recorded as document number 23239831, in the North Fractional 1/2 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-03-100-013-1014

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

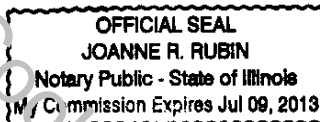
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7-16-12

Signature *Kustovics*  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 16 DAY  
OF July, 2012.

*Joanne R. Rubin*  
NOTARY PUBLIC



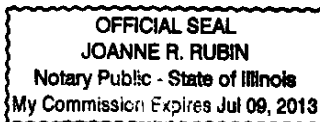
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7-16-12

Signature *Kustovics*  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 16 DAY  
OF July, 2012.

*Joanne R. Rubin*  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)