

UNOFFICIAL COPY

Doc#: 1229616019 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/22/2012 10:24 AM Pg: 1 of 3

DEED IN TRUST

THE GRANTOR

ANNE M. BOLGER, a single person
having never been married
County of COOK, and State of
Illinois

in consideration of the sum of ten dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to, as Trustee, under the terms and provisions of the ANNE M. BOLGER Trust Agreement dated the 21 day of June, 2006 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT 15-c, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 100 BELLEVUE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 2537025, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 17-03-202-063-1067

Address(es) of Real Estate: 100 E. Bellevue, Unit 15C Chicago, IL 60611

I hereby declare that this deed represents a transfer exempt under the provisions of Paragraph E of the Real Estate Transfer Tax Act.

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 herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole 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 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 inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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

City of Chicago
Dept. of Finance

630642

10/22/2012 10:02

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Real Estate
Transfer
Stamp

\$0.00

Batch 5,437,962

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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.

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 waive and release ___ any and all right and benefit under and by virtue of the Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 16 day of July, 2012

Anne M Bolger (SEAL)

I hereby declare that this deed represents a transfer exempt under the provisions of Paragraph 4e of the Real Estate Transfer Tax Act.

Dated: 7-16-2012

~~Signature~~

State of Illinois, County of Cook ss.

I, Laura L. Doggett the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anne Bolger, 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 signed, sealed and delivered the said instrument as his 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 official seal, this 16 day of July, 2012

Commission expires 5-5-2014

Laura L. Doggett
Notary Public

This instrument was prepared by: Joseph M. Dvorak, III, 19 Riverside Road, Riverside, IL 60546

Joseph M. Dvorak, III
Mail to: 19 Riverside Road, Suite 5
Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:
Anne M. Bolger
100 E. Bellevue Place, Unit 15C
Chicago, IL 60611

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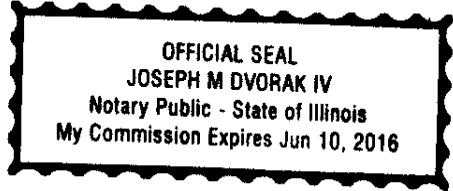
STATEMENT BY GRANTOR AND GRANTEE

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 AUGUST 21, 2012 Signature *Joseph M. Dvorak*
Grantor or Agent + *initials*

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID JOSEPH M. DVORAK
THIS 21 DAY OF AUGUST
2012

NOTARY PUBLIC *Joseph M. Dvorak*

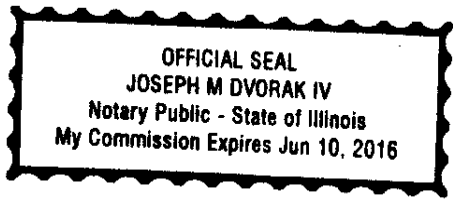


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date AUGUST 21, 2012 Signature *Joseph M. Dvorak*
Grantor or Agent + *initials*

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID JOSEPH M. DVORAK
THIS 21 DAY OF AUGUST
2012

NOTARY PUBLIC *Joseph M. Dvorak*



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.]