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DEED IN TRUST (Illinois)



Doc#: 1235516028 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2012 10:50 AM Pg: 1 of 5

Prepared By & Mail To:
HEGARTY, KOWOLS & ASSOCIATES
301 W. Touhy
Park Ridge, IL 60068

SEND TAX BILLS TO:
Richard K. Albrecht, Trustee
1433-I S. Prairie Ave.
Chicago, IL 60605

THE GRANTORS, Richard K. Albrecht and Blanche A. Albrecht, husband and wife, of 1433-I S. Prairie Ave., Chicago, 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 QUITCLAIM unto

Richard K. Albrecht and Blanche A. Albrecht, of 1433-I S. Prairie Ave., Chicago, IL 60605 as Co-Trustees under the provisions of a trust agreement dated the **10th day of October, 2012**, and known as **ALBRECHT FAMILY TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

Unit HH24 in PRAIRIE PLACE CONDOMINIUM as delineated on the Plat of Survey of the following described parcel of real estate:

That part of Lot 2 in Prairie Place Townhomes Subdivision being a Subdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of Lot 1 in said Subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East Line of said Lot 1 for a distance of 56.00 feet; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet; thence North 89 degrees 58 minutes 41 seconds West 102.21 feet to the East Line of said Lot 1; thence North 00 degrees 01 minutes 19 seconds East along said East Line 68.00 feet to the Point of Beginning, in Cook County, Illinois.

ALSO

That part of Lot 2 in Prairie Place Townhomes Subdivision, being a Subdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of Lot 1 in said Subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East Line of said Lot 1 for a distance of 175.0 feet to the North Line of Lot 2; thence North 89 degrees 58 minutes 41 seconds West along said North Line 75.0 feet to the Northwest corner of Lot 2; thence South 00 degrees 01 minutes 19 seconds West along the West Line of Lot 2 aforesaid 175.0 feet to the Northwest corner of Lot 1; thence South 89 degrees 58 minutes 41 seconds East along said North Line 75.0 feet to the Point of Beginning, in Cook County, Illinois.

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ALSO

Lot 1 in Prairie Place Townhomes Subdivision, being a Subdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, recorded March 3, 1995 as Document Number 95150205, in Cook County, Illinois.

ALSO

That part of Lot 2 in Prairie Place Townhomes Subdivision, together with part of the former lands of the Illinois Central Railroad in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1 in Prairie Place Townhomes Subdivision aforesaid; thence South 00 degrees 01 minutes 19 seconds West 68.0 feet along the East Line of said Lot 1; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet to the Point of Beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 101.21 feet; thence North 00 degrees 12 minutes 58 seconds West 24.18 feet; thence Northwesterly 99.92 feet along the Arc of a Circle Convex Northeasterly and having a radius of 1400.69 feet (The Chord of said Arc bearing North 02 degrees 15 minutes 36 seconds East 90.90 feet); thence North 89 degrees 58 minutes 41 seconds West 97.13 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet to the Point of Beginning, in Cook County, Illinois.

ALSO

The East 122.07 feet of the West 197.07 feet of the North 119.0 feet of Lot 2 in Prairie Place Townhomes Subdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

That part of Lot 2 in Prairie Place Townhomes Subdivision together with that part of the former lands of the Illinois Central Railroad in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Principal Meridian; described as follows: Commencing at the Northwest corner of said Lot 2; thence South 89 degrees, 58 minutes, 41 seconds East 197.07 feet along the North line of said Lot 2 to the Point of Beginning; thence continuing South 89 degrees, 58 minutes, 41 seconds East 64.84 feet; thence South 06 degrees, 22 minutes, 54 seconds East 68.86 feet; thence Southeasterly 50.80 feet along the Arc of a Circle Convex Northeasterly and having a radius of 1400.69 feet (the Chord of said Arc being South 05 degrees, 20 minutes, 33 seconds East 50.80 feet); thence North 89 degrees, 58 minutes, 41 seconds West 77.27 feet; thence North 00 degrees, 01 minutes, 19 seconds East 119.00 feet to the Point of Beginning, in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit E to the Declaration of Condominium recorded April 29, 1996 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 96318235, as amended by the Correction to Declaration recorded in the Recorder's Office on May 21, 1996 as Document Number 96385673 and amended by the First Amendment recorded in the Recorder's Office on November 25, 1996 as Document Number 96895524, as amended by the Second Amendment recorded in the Recorder's Office on December 1, 1997 as Document Number 97895567, as amended by the Third Amendment recorded in the Recorder's Office on January 29, 1998 as Document Number 98078464, as amended by the Fourth Amendment recorded in the Recorder's Office on June 23, 1998 as Document Number 98536091, as amended from time to time; together with its undivided percentage interest in said parcel and all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey.

PARCEL 2:

Non-exclusive easement for the benefit of Parcel 1 for the ingress and egress over, upon and across the easement parcel as created and set out in the Grant of Easement dated December 20, 1994 and recorded December 29, 1994 as Document Number 04080035

Property Address: 1433 S. Prairie Ave., Chicago, IL 60605 / Unit #HH24
P.I.N.: 17-22-110-035-1024

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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 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, street, 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 any terms or 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, 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 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 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, hers, or their predecessor 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 as interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 22 day of October, 2012.


Richard K. Albrecht


Blanche A. Albrecht

REAL ESTATE TRANSFER		12/20/2012
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

17-22-110-035-1024 | 20121201601478 | DT0RN3

REAL ESTATE TRANSFER		12/20/2012
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

17-22-110-035-1024 | 20121201601478 | 7K9XA9

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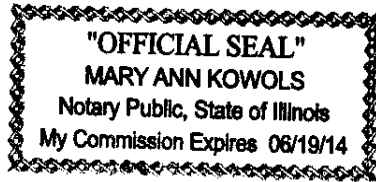
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD K. ALBRECHT and BLANCHE A. ALBRECHT, husband and wife, are 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 acknowledge that they signed, sealed and delivered the said instrument as their 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 22 day of October, 2012
Commission expires 6/19/2014

Mary Ann Kowols

Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 sub par E and Cook County
Ord. 93-0-27 par E.



Mary Ann Kowols

Property of Cook County Clerk's Office

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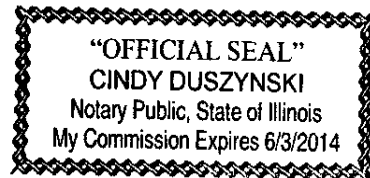
STATEMENT BY GRANTOR AND GRANTEE

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 December 7, 2012

Signature Mary Ann Kowals
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID MARY ANN KOWALS
THIS 7 DAY OF December
20 12.



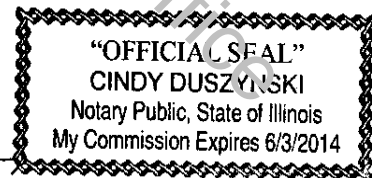
NOTARY PUBLIC Cindy Duszynski

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 December 7, 2012

Signature Mary Ann Kowals
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID MARY ANN KOWALS
THIS 7 DAY OF December
20 12.



NOTARY PUBLIC Cindy Duszynski

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.]