# **UNOFFICIAL COPY**

### ILLINOIS DEED IN TRUST

THE GRANTOR, ELLEN DANAHER TULLY, not individually, but as Trustee under the provisions of the ELLEN DANAHER TULLY TRUST dated September 29, 2011, of the City of Chicago, County of Cook and Illinois for State of consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby COMVEYS and WARRANTS my undivided 50% interest as a tenant in common (and not as a joint tenant or as a terart by the entirety) individually, but as Trustee under the The Above Space For Recorder's Use Only)



Doc#: 1236345015 Fee: \$42.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/28/2012 08:47 AM Pg: 1 of 3

provisions of the ELLEN DANAHER TULLY RESIDENCE TRUST dated December 13, 2012 (hereafter referred to as "said trustee", regardless of the number of trustees of that trust, and as "said trust agreement"), whose address is 2234 North Fremont Street, Chicago, Illinois 60614, "GRANTEE", the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 45 AND THE NORTH ONE-HALF OF LOT 44 IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 OF SHEFNIELD'S ADDITION TO CHICAGO, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MURIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-32-210-022-0000 Address of Real Estate: 2234 North Fremont Street, Chicago, Illinois 60614

Subject to: (1) real estate taxes for the year 2012 and subsequent years: (2) covenants, conditions and restrictions and easements apparent or of record; (3) all applicable zoning laws and ordinances.

TO HAVE AND TO HOLD the said premises with the appurtenal ces upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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 sola, 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 said trust agreement 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 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 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

1236345015 Page: 2 of 3

## **UNOFFICIAL COPY**

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, her, his or their predecessor in trust.

IN WITNESS WHEREOF, ELLEN DANAHER TULLY, not individually, but as Trustee under the provisions of the ELLEN DANAHER TULLY TRUST dated September 29, 2011, has hereunto set his hand and seal on December 13, 2012.

ELLEN DANAHER TULLY, not individually, but as Trustee under the provisions of the ELLEN DANAHER TULLY TRUST dated September 29, 2011

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ELLEN DANAHER TULLY, personally known to me to be the same person whose name is 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.

Given under my hand and official scal on December 13, 2012.

OFFICIAL SEAL
NEAL HERIAUD

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1-5-2013

NOTARY PUBLIC

Commission expires: \\ \frac{5-2}{}

This instrument was prepared by: Neal Heriaud, Heriaud & Cenir, Ltd., 161 North Clark Street - Suite 3200, Chicago, Illinois 60601 (312-616-1809).

This deed represents a transaction exempt from the real estate transfer tax under 35 ILCS 200/31-45(e) and Cook County Ord. 93-0-27 par. 4.

Dated: December 13, 2012

GENT

Heriaud & Genin, Ltd.

Chicago, Illinois 60601

Neal Heriaud

AFTER RECORDING MAIL TO:

161 North Clark Street - Suite 3200

SEND SUBSEQUENT TAX BILLS TO:

Thomas M. Tully 33 North Dearborn Street Suite 2450 Chicago, Illinois 60602

> City of Chicago Dept. of Finance **634803**

Real Estate Transfer Stamp

\$0.00

Batch 5.721,447

12/28/2012 8:32

dr00193

1236345015 Page: 3 of 3

# **UNOFFICIAL COPY**

#### STATEMENT BY GRANTORS AND GRANTEES

The grantors or grantors' agent affirms that, to the best of their knowledge, the name of the grantees 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 13, 2012

Grantors or Grantors' Agent

Subscribed and sworn to before me by the said grantors or agent on December 13, 2012.

Notary Public Brake E. auen

OFFICIAL SEAL
BROOKE E. ALLEN
NOTARY PUBLIC - TATE OF ILLINOIS
MY COMMISSION 1.77 RES 9-3-2014

The grantees or the grantees' agent affirms and verifies that the name of the grantees 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, 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 13, 2012

Grantees or Grantees' Agent

Subscribed and sworn to before me by the said grantees or agent on December 13, 2012.

Notary Public Bruke E. allen

OFFICIAL SEAL

BROOKE E, ALLEN

NOTARY PUBLIC STATE OF ILLINOIS

MY COMMISSION EXPIRES 9-3-2014

Note:

Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[to deed or ABI to be recorded in Cook County, IL if exempt under provisions of Section 4 of the Ill. Real Estate Transfer Tax Act.]