

# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED IN TRUST**  
**Living Trust**



Doc#: 1302233065 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2013 11:02 AM Pg: 1 of 3

**FIRST AMERICAN**

File # 23100921

THE GRANTOR, Helen Keith Kiley Goldstein, as Trustee of the Helen Keith Kiley Goldstein Trust u/t/a dated July 1, 1987, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Chicago Title Land Trust Company, as Trustee u/t/a dated October 12, 2012 and known as Trust Number 800-2360453, of Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

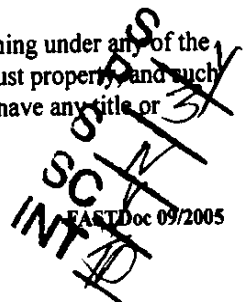
Permanent Real Estate Index Number: 17-03-100-002-0000

Address of Real Estate: 1525 North State Parkway, Chicago, Illinois 60610

Subject to covenants, conditions and restrictions of record, public and utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of Closing and releasing all rights of homestead.

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 therein, 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 or 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 enquire 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 beneficiaries under said Trust Agreement; and if said agreement 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.



# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 24 day of December, 20 12.

Helen Keith Kiley Goldstein  
Helen Keith Kiley Goldstein, Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Helen Keith Kiley Goldstein, Trustee, 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 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 official seal, this 24<sup>th</sup> day of December, 20 12.

Commission expires October 23, 20 14.



Anne M Baker (Notary Public)

Prepared by:  
Alan F. Block  
Block & Landsman  
33 N. LaSalle, Suite 1400  
Chicago, Illinois 60602

| REAL ESTATE TRANSFER | 01/03/2013         |
|----------------------|--------------------|
| CHICAGO              | \$46,687.50        |
| CTA:                 | \$18,675.00        |
| <b>TOTAL:</b>        | <b>\$65,362.50</b> |

17-03-100-002-0000 | 20121201605571 | QCK5VA

Mail to:  
Jim Inendino  
~~Block & Landsman, LLP~~ c/o Ractzel & Address  
~~221 N. Clark, Suite 2200~~ 20 S. Clark, 3rd Floor  
Chicago, Illinois ~~60654~~ 60603

Name and Address of Taxpayer:  
**DEMI**  
**25 East Erie**  
**Chicago, IL 60611**

| REAL ESTATE TRANSFER | 01/03/2013        |
|----------------------|-------------------|
| COOK                 | \$3,112.50        |
| ILLINOIS:            | \$6,225.00        |
| <b>TOTAL:</b>        | <b>\$9,337.50</b> |

17-03-100-002-0000 | 20121201605571 | 7JY19W

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 32 (EXCEPT PART THEREOF TAKEN FOR WIDENING THE ALLEY AS PER PLAT IN BLOCK 16, OF PLATS, PAGE 71) IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83' CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-03-100-002-0000 Vol. 0496

Property Address: 1525 North State Parkway, Chicago, Illinois 60610

Property of Cook County Clerk's Office