

# UNOFFICIAL COPY



Doc#: 1317210098 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/21/2013 04:06 PM Pg: 1 of 6

## QUIT CLAIM DEED IN TRUST (ILLINOIS)

THE GRANTOR, Peter S. Barnes, a single person of Chicago, of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto Peter S. Barnes, as Trustee under the provisions of a trust agreement known as the PETER S. BARNES LIVING TRUST DATED JUNE 18, 2013 of 1560 N. Sandburg Terrace, #3601, Chicago, IL 60610, (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, as to interest in the following described real estate in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED

Permanent Real Estate Index Number(s): 17-04-207-087-1113

Address(es) of real estate: 1560 N. Sandburg Terrace, #3603-J, Chicago, IL 60610

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 and 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

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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 trust, 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.


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 an interest in the earnings, avails and proceeds thereof as aforesaid.



In Witness Whereof, the grantor aforesaid have hereunto set his hand and seal this 81th day of June, 2013



(SEAL)

Peter S. Barnes

REAL ESTATE TRANSFER		06/21/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
17-04-207-087-1113   20130601606612   PM2QE0		

REAL ESTATE TRANSFER		06/21/2013
 	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
17-04-207-087-1113   20130601606612   WHU8HK		


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State of Illinois )  
 ) SS.  
County of )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter S. Barnes, a single person, 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.

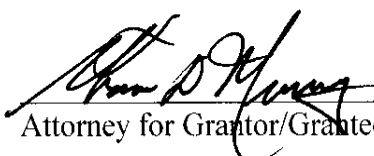
Given under my hand and official seal, this 18<sup>th</sup> day of June, 2013

Commission expires 11/16/15

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



Exempt under the provisions of 35 ILCS 200/31-45, Paragraph E of the Illinois Real Estate Transfer Tax Act

  
\_\_\_\_\_  
Attorney for Grantor/Grantee      June 18, 2013  
Date

This instrument was prepared by Murray, Jensen & Wilson, Ltd.; 101 N. Wacker Drive, Suite 101, Chicago, IL 60606

MAIL TO:  
Thomas D. Murray, Esq.  
101 N. Wacker Dr., Ste 101  
Chicago, IL. 60606

SEND SUBSEQUENT TAX BILLS TO:  
Peter S. Barnes  
1560 N. Sandberg Terrace #3601  
Chicago, IL 60610

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NO.3603J IN CARL SANDBURG VILLAGE CONDOMINIUM NO. 7AS DELINEATED ON A SURVEY OF LOT 1 (EXCEPT THE NORTH 85.05 FEET AND THE EAST 30.00 FEET THEREOF); LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 175.50 FEET THEREOF); LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF SAID LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25382049 AND REGISTERED AS DOCUMENT NO. LR 3179558 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-04-207-087-1113

C/K/A: 1560 N. SANDBERG TERRACE, #3603-J, CHICAGO, IL 60610

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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 and hold title to real estate under the laws of the State of Illinois.

Dated: 6/20, 2013

Signature: [Signature] (Grantor or Agent)

Subscribed and sworn to before me by the said THOMAS D MURRAY  
this 20th day of JUNE, 2013

[Signature] (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: 6/20, 2013

Signature: [Signature] (Grantee or Agent)

Subscribed and sworn to before me by the said THOMAS D MURRAY  
this 20th day of June, 2013

[Signature] (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.]

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UNIT NO. 303 IN THE SANDBURG VILLAGE CONDOMINIUM NO. 7AS DELINEATED ON A SURVEY OF LOT 1 (EXCEPT THE NORTH 85.05 FEET AND THE EAST 30.00 FEET THEREOF); LOT 2 (EXCEPT THE SOUTH 56.30 FEET OF THE WEST 175.50 FEET THEREOF); LOT 3 AND THAT PORTION OF GERMANIA PLACE LYING WEST OF THE WEST LINE OF THE SAID EAST 30.00 FEET OF LOT 1 EXTENDED SOUTH TO THE NORTH LINE OF SAID LOT 2, ALL IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25382049 AND REGISTERED AS DOCUMENT NO. LR 3179558 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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