

# UNOFFICIAL COPY

## DEED IN TRUST

**GRANTOR, James Rowoldt, a married person,**  
of 1846 N. Lincoln Ave., Chicago, Illinois 60614

for and in consideration of Ten and no/100 Dollars  
(\$10.00) and other good and valuable  
consideration, the receipt of which is hereby  
acknowledged, hereby

**CONVEYS and QUIT CLAIMS to: Tiffany N.  
Rowoldt, Trustee of the Tiffany N. Rowoldt  
Trust dated November 1, 2002, as amended,**  
of 1846 N. Lincoln Ave., Chicago, Illinois 60614,  
and to any and all successors as Trustee appointed  
under said Trust Agreement, or who may be legally  
appointed, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 17-33-408-019

Commonly known as: 1846 N. Lincoln Ave., Chicago, Illinois 60614

**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, divided 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 releases 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 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 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.



Doc#: 1319716124 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/16/2013 04:41 PM Pg: 1 of 4

*For Recorder's Use*

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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 30 day of May, 2013.

[Signature]  
James Rowoldt

[Signature]  
Tiffany N. Rowoldt, married to James Rowoldt, for the purpose of waiving homestead rights

STATE OF ILLINOIS )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that James Rowoldt and Tiffany N. Rowoldt, 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 acknowledged 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 my hand and seal this 30 day of May, 2013.

[Signature]  
Notary Public



Exempt Under Provisions of Paragraph (e) Section 31-45,  
(Property Tax Code, Real Estate Transfer Tax Law)

[Signature] 5-30-13  
Attorney Date

City of Chicago  
Dept. of Finance  
647860



Real Estate  
Transfer  
Stamp  
\$0.00

7/16/2013 11:00  
dr00762

Batch 6,777,486

<b>Deed prepared by:</b> Huck Bouma PC Bret R. Klemetson 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	<b>Send tax bill to:</b> Tiffany N. Rowoldt, Trustee 1846 N. Lincoln Ave. Chicago, Illinois 60614	<b>After recording return to:</b> Huck Bouma PC Bret R. Klemetson 1755 S. Naperville Road, #200 Wheaton, IL 60189
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# UNOFFICIAL COPY

THAT PART OF LOT 4 IN THE SUBDIVISION OF BLOCK 45 (EXCEPT THE SOUTH 204.8 FEET) IN CANAL TRUSTEE'S SUBDIVISION OF THE PARTS OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT AND ON THE WESTERLY LINE OF LINCOLN AVENUE; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT AND AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LINCOLN AVENUE 52 FEET TO A POINT 52 FEET DUE EAST OF THE EAST LINE OF NORTH PARK AVENUE; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 4, 62.2 FEET DUE EAST OF THE EAST LINE OF NORTH PARK AVENUE AFORESAID; THENCE NORTHEASTERLY ON THE SOUTH LINE OF LOT 4 PARALLEL TO THE NORTHERLY LINE OF SAID LOT, 62.2 FEET TO THE WESTERLY LINE OF LINCOLN AVENUE AFORESAID; THENCE NORTHWESTERLY 25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

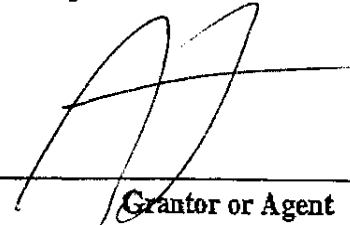
PIN: 14-33-408-019-0000

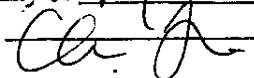
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## STATEMENT BY GRANTOR AND GRANTEE

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 5-30, 2013

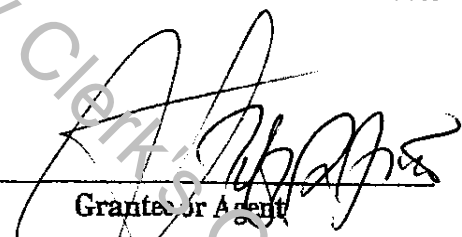
Signature:   
Grantor or Agent

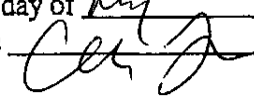
Subscribed and sworn to before me  
By the said Tina Rowlett  
This 30 day of May, 2013  
Notary Public 

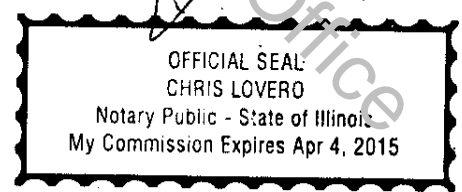


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 5-30, 2013

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Tina Rowlett  
This 30 day of May, 2013  
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.)