

# UNOFFICIAL COPY



Doc#: 1319826085 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2013 12:15 PM Pg: 1 of 3



First American Title Insurance Company

## WARRANTY DEED IN TRUST Individual

1/3 FIRST AMERICAN  
File # 2430768

THE GRANTOR(S), Merrily P. Ketchum as Trustee under the provisions of a Trust Agreement known as the Merrily P. Ketchum 1998 Trust, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Linda K. Matthews, as Trustee of the Linda K. Matthews Revocable Trust dated February 1, 2008, of the County of <sup>1</sup> 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*

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; Condominium Declaration and By-Laws; general real estate taxes not yet due and payable.

Permanent Real Estate Index Number(s): 17-03-102-037-1011; 17-03-102-037-1027  
Address(es) of Real Estate: 1411 N. State Pkwy., #2N & P-13, Chicago, IL 60610

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:

- 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.
- 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 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 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.
- 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 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.

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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.

This Deed is executed by the said Grantor's as trustees as aforesaid, pursuant to and in exercise of the power of authority granted to and vested in it by the terms of said Deed or Deeds in Trust or the provisions of said trust agreements above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said Grantors have executed this instrument this 25<sup>th</sup> day of June, 2013.

Merrily P. Ketchum  
Merrily P. Ketchum,  
as Trustee as aforesaid

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Merrily P. Ketchum, 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 25<sup>th</sup> day of June, 20 13.

Commission expires 6/30, 20 13.



Hilda I. Hernandez (Notary Public)

**Prepared by:**  
Neal M. Ross, Esq.  
670 N. Clark St., #300  
Chicago, IL 60654

**Mail To:**  
David J. Kendle, Esq.  
221 N. LaSalle St.  
Suite #1430  
Chicago, IL 60601

**Name and Address of Taxpayer:**  
Linda K. Matthews  
1411 N. State Parkway  
UNIT 2 N  
CHICAGO, IL 60610

| REAL ESTATE TRANSFER | 06/27/2013         |
|----------------------|--------------------|
| CHICAGO:             | \$11,125.00        |
| CTA:                 | \$4,050.00         |
| <b>TOTAL:</b>        | <b>\$14,175.00</b> |

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| REAL ESTATE TRANSFER | 06/27/2013        |
|----------------------|-------------------|
| COOK                 | \$675.00          |
| ILLINOIS:            | \$1,350.00        |
| <b>TOTAL:</b>        | <b>\$2,025.00</b> |

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## EXHIBIT A

### LEGAL DESCRIPTION

**Legal Description: PARCEL 1:**

UNIT NUMBERS 1411-2N AND P-13 IN THE 1411 STATE PARKWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 23 TO 27, BOTH INCLUSIVE, IN BLOCK 3 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BEING 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, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25368070, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-03-102-037-1011 and 17-03-102-037-1027 Vol. 0496

Property Address: 1411 North State Parkway, Unit 2N and P-13, Chicago, Illinois 60610

Property of Cook County Clerk's Office