



WARRANTY DEED

Doc#: 1324149045 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2013 03:26 PM Pg: 1 of 4

PREPARED BY AND MAIL TO:

Gregory A. MacDonald
PLUYMERT, MACDONALD & HARGROVE, LTD.
701 Lee Street, Suite 645
Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

ADAM J. CHAMLIN
DIANA F. CHAMLIN
4280 N. Marine Drive
Chicago, Illinois 60612

THE GRANTORS, ADAM CHAMLIN and DIANA CHAMLIN, husband and wife, of 4280 N. Marine Drive, City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, ADAM J. CHAMLIN, of 4280 N. Marine Drive, City of Chicago, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated June 12, 2013, and known as the Adam J. Chamlin 2013 Trust (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, as to an undivided Fifty percent (50%) interest, and DIANA F. CHAMLIN of 4280 N. Marine Drive, City of Chicago, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated June 12, 2013, and known as the as the Diana F. Chamlin 2013 Trust, hereinafter referred to as "said trustee" regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, as to an undivided Fifty percent (50%) interest, the following described real estate situated in the County of Cook and State of Illinois, to wit:

See Legal Description Attached as Exhibit A

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Act.

6-12-13
Date

Grantor or Agent

Permanent Real Estate Index Number(s): 14-16-301-047-0000
Address(es) of Real Estate: 4280 N. Marine Drive, Chicago, Illinois 60613

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 99 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 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

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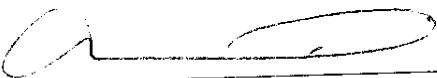
lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 trusts, 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, hers or their predecessor in trust.


The interest of each and every beneficiary hereunder and 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.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 6-12, 2013.



ADAM CHAMLIN



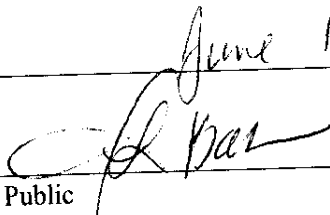
DIANA CHAMLIN

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 ADAM CHAMLIN and DIANA CHAMLIN, husband and wife, personally known to me to be the same persons whose name 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 under my hand and notary seal, this June 12, 2013.





Notary Public

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Exhibit "A" – Legal Description

PARCEL 1: THE EAST 20 FEET OF LOT 7 AND ALL OF LOT 8 TAKEN AS A TRACT (EXCEPT THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF SAID TRACT THROUGH A POINT THEREIN 28.97 FEET SOUTH OF THE NORTHWEST CORNER THEREOF) IN COUNTY CLERK'S DIVISION OF LOTS 8, 9 AND 24 AND ACCRETIONS THERE OF IN C.H. GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND THAT PART OF VACATED STREET LYING BETWEEN SAID LOTS IN SCHOOL TRUSTEE'S SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 88423723.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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.

6-12-13
Date

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this 12th day of June, 2013.

[Signature]
Notary Public



The grantee or the grantee's 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, and 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.

6-12-13
Date

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this 12th 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.