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Prepared by:

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Doc#: 1335144083 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2013 03:42 PM Pg: 1 of 5

Property Address:

474 North Lake Shore Drive
Unit 5401
Chicago, IL 60611

Property Index Number:

17-10-222-007-1431

WARRANTY DEED IN TRUST

The **GRANTORS, GEORGE E. MAYORGA and JERRY L. ARNELL JR.**, of 438 West Grand Avenue # 530, Oakland California 94612, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, **CONVEY and WARRANT** unto **GEORGE E. MAYORGA and JERRY L. ARNELL JR.**, Trustees, or their successors in trust, under the **MAYORGA ARNELL FAMILY TRUST** dated **September 27, 2013, and any amendments thereto**, of 438 West Grand Avenue # 530, Oakland , California 94612, the real estate situated in Cook County, Illinois, and described on Exhibit A attached hereto.

Commonly Known As: 474 North Lake Shore Drive, Unit 5401
Chicago, IL 60611


Property Index Number: 17-10-222-007-1431

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said trust agreement set forth, subject to general real estate taxes, covenants, conditions, restrictions, easements and mortgages of record, including easements, covenants, conditions and restrictions contained in the Declaration of Condominium Ownership.

Full power and authority is hereby granted to said trustees as follows:

- 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, and to convey, either with or without consideration, said property, or any part thereof;
- 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 trustees;
- 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 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

REAL ESTATE TRANSFER 12/17/2013
COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00
17-10-222-007-1431 | 20131201604129 | YG:JHMT

REAL ESTATE TRANSFER	12/17/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00

17-10-222-007-1431 | 20131201604129 | E05D1P

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- or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals;
- f. To partition or to exchange said property, or any part thereof, for other real or personal property,
 - g. To grant easements or charges of any kind;
 - h. To release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and
 - i. 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 trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement.

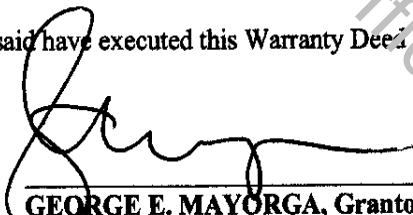
Every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as follows:

- i. 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;
- ii. 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;
- iii. That said trustees was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- iv. 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, her or their predecessor in trust.

The interest of each and every beneficiary under said trust, 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. Such interest is hereby declared to be personal property. No beneficiary under said trust 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.

THE REAL ESTATE HEREIN CONVEYED IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, the Grantors aforesaid have executed this Warranty Deed In Trust this 23rd day of ~~September~~, 2013.
November



GEORGE E. MAYORGA, Grantor



JERRY L. ARNELL JR., Grantor

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Exhibit A

Unit No. 5401 in 474 North Lake Shore Drive, A Condominium, as delineated on a Plat of Survey of the following described tract of land: Lot 2 in Block 5 in Cityfront Center and part of the Ogden Slip lying southerly of and adjoining said Lot 2, being a part of the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership recorded November 10, 2005 as Document No. 0531422075, as amended from time to time, together with its undivided percentage in the Common Elements, all in Cook County, Illinois.

Commonly known as: 474 North Lake Shore Drive
Unit 5401
Chicago, Illinois 60611

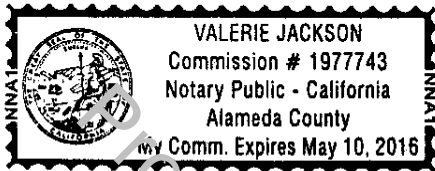
Tax PIN: 17-10-222-007-1431

Property of Cook County Clerk's Office

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STATE OF California)
COUNTY OF Alameda)

The foregoing Warranty Deed in Trust was acknowledged before me on ~~September~~ November 23, 2013 by **GEORGE E. MAYORGA and JERRY L. ARNELL JR.** for the uses and purposes therein set forth.



Valerie Jackson
NOTARY PUBLIC

After recording return to: George Mayorga
Jerry L. Arnell, Jr.
438 W. Grand Ave. #530
Oakland, CA 94612

Send tax bills to: George Mayorga
Jerry L. Arnell, Jr.
438 W. Grand Ave. #530
Oakland, CA 94612

133890

State of California
County of Alameda
On 11/23/13, before me, Valerie Jackson
Notary Public, personally appeared George E. Mayorga
and Jerry L. Arnell Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Valerie Jackson

This transfer is exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law.

Date: 12/17/2013

[Signature]
Attorney for Grantors

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STATEMENT BY GRANTOR AND GRANTEE

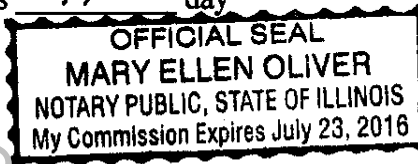
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12-17-2013

Signature: *[Signature]* John L. Wahlers, attorney
grantor or agent

Subscribed and sworn to before me this 17th day of December, 2013.

Mary Ellen Oliver
notary public



The grantee 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: 12-17-2013

Signature: *[Signature]* John L. Wahlers, attorney
grantee or agent

Subscribed and sworn to before me this 17th day of December, 2013.

Mary Ellen Oliver
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 Act)