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QUIT CLAIM DEED IN TRUST (ILLINOIS)

PREPARED BY AND AFTER
RECORDING, MAIL TO:
Shefsky & Froelich Ltd.
111 East Wacker, Suite 2800
Chicago, Illinois 60601
Attn: Theodore G. Gertz, Esq.



Doc#: 1401444042 Fee: \$72.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2014 12:06 PM Pg: 1 of 5

RECORDER'S STAMP

THE GRANTOR, **MARILYN S. ROSENGARDEN** married to Paul E. Frederick, of 5923 Driftwood Avenue, Sarasota, Florida, 34231, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to THE GRANTEE, **MARILYN S. ROSENGARDEN**, as Trustee of the **MARILYN S. ROSENGARDEN DECLARATION OF TRUST** dated August 16, 2006, as amended, and to any and all successors as thereto appointed under said Trust Agreement or who may be legally appointed, all of her interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

P.I.N.: 17-03-101-028-1004
Property Address: 1555 N. Astor Street, Unit 6SE, Chicago, Illinois 60610

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said Trust set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change, or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, or purchase the whole or any part of the reversion, to partition or to exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with

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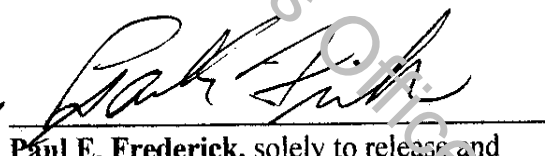
said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner to do, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee or the Trustee's successors in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Recorder of Deeds of the aforesaid county*) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Quit Claim Deed in Trust on this 3 day of December, 2013.


Marilyn S. Rosengarden


Paul E. Frederick, solely to release and
waive all rights under and by virtue of the
Homestead Exemption Laws of the State of
Illinois

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STATE OF Florida)

SS:

COUNTY OF Sarasota)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Marilyn S. Rosengarden and Paul E. Frederick, wife and husband, 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 own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of January, 2014.



Mark Meek
Notary Public

My Commission Expires: Oct 26, 2017

- ☒ Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date: 1-3-2014
By: Marilyn S. Rosengarden
Buyer, Seller or Representative

City of Chicago
Dept. of Finance

659356

1/14/2014 11:59

dr00155



Real Estate
Transfer
Stamp

\$0.00

Batch 7,548,389

Please mail subsequent tax bills to:
Marilyn S. Rosengarden, as Trustee
5923 Driftwood Avenue
Sarasota, Florida, 34231

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STATEMENT BY GRANTOR AND GRANTEE

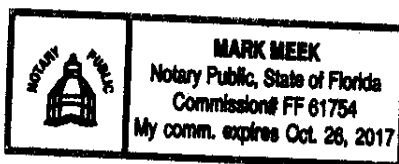
The grantor or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Jan 3, 2014

Signature: Wishu S. Ranganathan

Grantor or Agent

Subscribed and sworn to before me by the said Agent, Jan 3 day of December, 2014.



Mark Meek

Notary Public Mark Meek
Florida

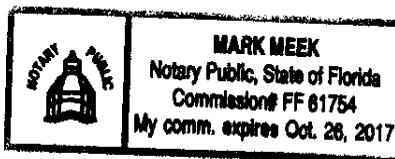
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Jan 3, 2014

Signature: Wishu S. Ranganathan

Grantee or Agent

Subscribed and sworn to before me by the said Agent, Jan 3 day of December, 2014.



Mark Meek
Notary Public Mark Meek
Florida

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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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 6 SOUTHEAST AS DELINIATED ON PLAT OF SURVEY OF 1555 ASTOR CONDOMINIUM LOCATED ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 29 TO 39 BOTH INCLUSIVE IN THE RESUBDIVISION BY THE CATHOLIC BISHOP OF CHICAGO AND VICTOR F. LAWSON OF BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH HALF OF THE FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1971 AND KNOWN AS TRUST NO. 76262, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2269378, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEROF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY)

PERMANENT INDEX NUMBER: 17-03-101-028-1004

PROPERTY ADDRESS: 1555 N. ASTOR STREET, UNIT 6SE
CHICAGO, ILLINOIS 60610