

FNTS 3013587

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THIS DOCUMENT IS BEING RE-RECORDED BECAUSE AT TIME OF ORIGINAL RECORDING THE LEGAL WAS NOT ATTACHED. RE-RECORDING TO ADD LEGAL.

QUIT CLAIM DEED IN TRUST

Name and Address of Taxpayer: Steven Nisenholz, as Trustee of The Steven Nisenholz Revocable Trust dated January 10, 2013 1739 W. Summerdale Ave., Unit 1W Chicago, Illinois 60640

Doc#: 1309531067 Fee: \$44.00 RHSP Fee: \$10.00 Affidavit Fee: \$2.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 04/05/2013 04:21 PM Pg: 1 of 4



Doc#: 1404404050 Fee: \$48.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Affidavit Fee: \$2.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 02/13/2014 10:42 AM Pg: 1 of 6

Above Space for Recorder's

THE GRANTOR(S), STEVEN NISENHOLZ, UNMARRIED, for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) to

STEVEN NISENHOLZ, AS TRUSTEE OF THE STEVEN NISENHOLZ REVOCABLE TRUST, DATED JANUARY 10, 2013.

100% of the Grantor(s) interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED.

And said Grantor(s) hereby expressly waive(s) and release(s) any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

Property Address: 1739 W. Summerdale Avenue, #1W Chicago, Illinois 60640 PIN: 14-07-218-037-1004

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 set forth.

City of Chicago Dept. of Finance 640735



Real Estate Transfer Stamp

\$0.00

4/5/2013 16:10 dr:00762

Batch 6,166,970

BOX 15

Handwritten notes: Y, 6, N, Y, T, GG

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1309331067 Page: 2 of 4

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, **Full power and authority** are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; 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 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 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 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 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 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 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

IN WITNESS WHEREOF, the said Grantor has executed This Trust Deed in Trust on this 28 day of MARCH, 2013.

Steven Nisenholz  
STEVEN NISENHOLZ

3-28-13

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STATE OF Illinois  
COUNTY OF Cook } SS.

I, Elizabeth Garlovsky, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, STEVEN NISENHOLZ, personally known to me or have proved based on satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 28<sup>th</sup> of March, 2013

[Signature]  
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: 3-28-13

[Signature]  
Signature of Buyer, Seller or Representative

**Prepared By and After Recording Mail To:**

Elina Golod, Esq.  
211 West Wacker Drive, Suite 1250  
Chicago, Illinois 60606

*Notary of Cook County Clerk's Office*

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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 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 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 3-28-13

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 28 DAY OF March, 2013



NOTARY PUBLIC [Handwritten Signature]

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, 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.

Dated 3-28-13

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 28 DAY OF March, 2013



NOTARY PUBLIC [Handwritten Signature]

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.

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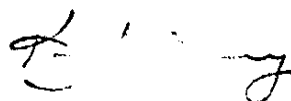
**COOK COUNTY**  
**RECORDERS OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT # 1309531067

JAN -8 14



RECORDER OF DEEDS COOK COUNTY

# UNOFFICIAL COPY



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

900 SKOKIE BLVD #112, NORTHBROOK, ILLINOIS 60062

PHONE: (847) 480-1212

FAX: (847) 480-1943

ORDER NUMBER: 2011 053013937 USC  
STREET ADDRESS: 1739 W SUMMERDALE AVE 1W

CITY: CHICAGO  
TAX NUMBER: 14-07-218-037-1004

COUNTY: COOK

### LEGAL DESCRIPTION:

UNIT NUMBER 1739-1, IN WEST SUMMERDALE CONDOMINIUM FORMERLY KNOWN AS 1737 SUMMERDALE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 31 AND 32 IN BLOCK 4 IN SUMMERDALE, BEING A RESUBDIVISION OF LOTS 31 TO 40, OF LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A SUBDIVISION (EXCEPT THE WEST 25 FEET THEREOF) OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24586351, AND AMENDMENT RECORDED AS DOCUMENT NUMBER 97651479; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Proposed by Cook County Clerk's Office