

# UNOFFICIAL COPY



Doc#: 1407816113 Fee: \$46.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 03/19/2014 04:29 PM Pg: 1 of 5

## QUIT CLAIM DEED IN TRUST

THE GRANTOR, MYRNA ABLAO BONIFACIO, a widow and not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to ADRIAN ABLAO BONIFACIO and ANDRE ABLAO BONIFACIO, not individually, but as Co-Trustees of the MYRNA ABLAO BONIFACIO TRUST, under a Declaration of Trust dated March 11, 2014 and to any and all successors and Trustee appointed under said Declaration of Trust, or who may be legally appointed, of 6029 N. Bernard Street, Chicago, Illinois of the County of 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*

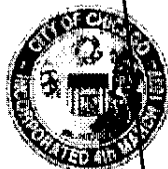
Permanent Real Estate Index Number(s): 14-28-307-012-1019

Address(es) of Real Estate: 2625 N. Clark Street, Unit 606, Chicago, IL 60614

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Declaration of Trust and for the following uses:

1. 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.

City of Chicago  
Dept. of Finance  
663083



Real Estate  
Transfer  
Stamp

\$0.00

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2. 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 in 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 Declaration of Trust above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Declaration of Trust; 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.

3. The interest of each and every beneficiary under said Declaration of Trust 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

The Grantor hereby waives and releases 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.

Dated this 11<sup>th</sup> day of March, 2014

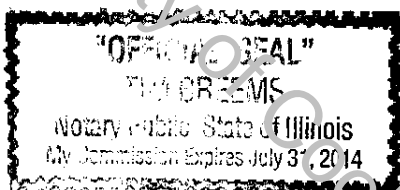
  
\_\_\_\_\_  
MYRNA ABLAO BONIFACIO

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF           Cook           ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MYRNA ABLAO BONIFACIO, a widow and not since remarried, 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 11<sup>th</sup> day of March, 2014.

Commission expires           July 31, 2014          .



          T. Breems Sr.            
(Notary Public)

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH (e) SECTION 31-45,  
REAL ESTATE TRANSFER TAX  
LAW

DATE: March 11, 2014

          T. Breems Sr.            
Signature of Buyer, Seller or  
Representative

**Prepared by:** Timothy S. Breems, Sr.  
Ruff, Weidenaar & Reidy, Ltd.  
222 N. La Salle Street  
Suite 700  
Chicago, Illinois 60601

**Mail To:** Ms. Myrna Ablao Bonifacio  
6029 N. Bernard Street  
Chicago, IL 60659

**Name and Address of Taxpayer:**  
Ms. Myrna Ablao Bonifacio  
6029 N. Bernard Street  
Chicago, IL 60659

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## Exhibit "A" – Legal Description

Parcel 1: Unit(s) 606, Parking Unit(s) N/A, N/A in the Clark Place private residences, a condominium, as delineated on a survey of the following described real estate: Lots 9, 10 and the west 30 feet of the East 100 feet of lot 11 in the subdivision of Blocks 1 and 2 of outlot "A", in Wrightwood being a subdivision of the Southwest  $\frac{1}{4}$  of Section 28, Township 40 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0517939096 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Non-exclusive easements for the benefit of Parcel 1 for ingress and egress, use, enjoyment and support as set forth in and created by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as Document Number 0517939095.

Parcel 3: The exclusive right to use of storage locker N/A, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0517939096.

"Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein."

P.I.N: 14-28-307-012-1012

Address: 2625 N. Clark Street, Unit 606, Chicago, IL 60614

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## STATEMENT BY GRANTOR AND GRANTEE

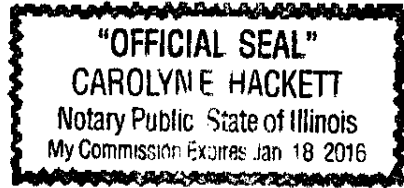
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 3-11, 2014

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN to before me  
by said Tim Drees Sr.  
this 11<sup>th</sup> day of March, 2014.

[Signature]  
Notary Public



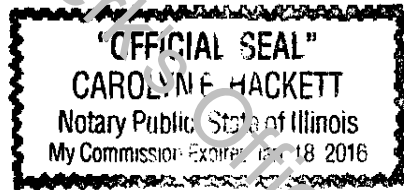
The **grantee** or his agent affirms and verifies that the name of the **grantor** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3-11, 2014

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN to before me  
by said Tim Drees Sr.  
this 11<sup>th</sup> day of March, 2014

[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.)