

# UNOFFICIAL COPY

**This document was prepared by:**

Jason A. Doran.  
Carlson Partners, Ltd.  
2500 S. Highland Ave., Suite 360  
Lombard, IL 60148

**After recording return to:**

Neal Dybas  
953 N. Racine  
Chicago, Illinois 60642

**Send Subsequent Tax Bills to:**

Neal Dybas  
953 N. Racine  
Chicago, Illinois 60642



Doc#: 1408716055 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/28/2014 03:30 PM Pg: 1 of 3

**DEED IN TRUST**  
**(WARRANTY)**

THE GRANTOR, Neal Dybas, a married man, of 953 N. Racine, Chicago, Illinois 60642 (the "Grantor"), for the consideration of ten and 00/100 dollars (\$10.00) in hand paid, and other valuable consideration, receipt of which is hereby duly acknowledged, does hereby CONVEY and WARRANT to GRANTEE Neal Dybas, as Trustee of the Neal Dybas 2013 Declaration of Trust, as amended and restated from time to time (the "Grantee"), all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 509 AND PARKING SPACE 46 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 509, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044.

Permanent Real Estate Index Number(s): 17-32-402-009; 17-32-402-010;  
17-32-402-011; 17-32-402-012 (UNDERLYING LAND)

Address of Real Estate: 974 West 35th Place, Unit 509, P-46, Chicago, Illinois 60609

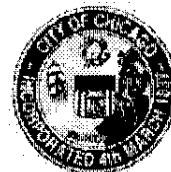
Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

This deed is further subject to the terms and provisions contained in the Declaration of Condominium for Morgan Lofts Condominium pursuant to the Condominium Property Act recorded with the Cook County Recorder of Deeds on January 10, 2007 as document number 0701015044 relating in part to and among other things, covenants, conditions, restrictions and reciprocal easements between the commercial and residential property.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

City of Chicago  
Dept. of Finance  
663608



Real Estate  
Transfer  
Stamp

# UNOFFICIAL COPY

This transfer is exempt pursuant to 35 ILCS 200\31-45(e)

Neal Dybas  
(signature)

Date: 3-19-14

Dated this 19th day of ~~February~~ March, 2014.

Neal Dybas  
Neal Dybas

Dominica Dybas  
Dominica Dybas  
(for purposes of releasing homestead only)

STATE OF ILLINOIS )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neal Dybas, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, produced driver's license as identification and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of ~~February~~ March, 2014.

Carolyn J. Vernola  
Notary Public

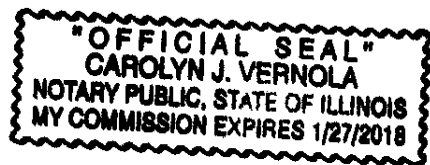


STATE OF ILLINOIS )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominica Dybas, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, produced driver's license as identification 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.

Given under my hand and official seal, this 19th day of ~~February~~ March, 2014.

Carolyn J. Vernola  
Notary Public



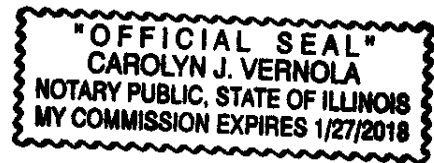
**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

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 March 19, 2014

Signature: *Neal Dybas*  
Grantor or Agent

Subscribed and sworn to before me by the  
Said Neal Dybas  
this 19th day of March, 2014



Notary Public *Carolyn Vernola* (SEAL)

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, 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 March 19, 2014

Signature: *Neal Dybas*  
Grantee or Agent

Subscribed and sworn to before me by the  
Said Neal Dybas  
this 19th day of March, 2014.



Notary Public *Carolyn Vernola* (SEAL)

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.)