

UNOFFICIAL COPY

DEED IN TRUST (Illinois)

Mail to: Case Hoogendoorn
Hoogendoorn & Talbot LLP
122 S. Michigan Avenue
Suite 1220
Chicago, IL 60603

Name & Address of Taxpayer:
Eric and Talmage Steele
2124 North Dayton Street
Chicago, IL 60614



Doc#: 1410116073 **Fee:** \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2014 04:31 PM Pg: 1 of 5

'S STAMP

THE GRANTORS Eric H. Steele and Talmage M. Steele, husband and wife
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 AND WARRANT unto
Eric H. Steele and Talmage M. Steele, and their successor or successors in trust, not personally, but as Trustees of the Steele
Family Trust dated August 9, 2011

2124 North Dayton Street, Chicago, IL 60614
Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 14-32-219-046-0000

Property Address: 2128 North Dayton Street, Chicago, IL 60614

City of Chicago
Dept. of Finance
664566

4/11/2014 16:04
dr00764



Real Estate
Transfer
Stamp

\$0.00

Batch 7,919,739

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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.

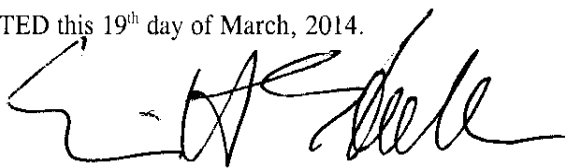
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 the present or in the future, 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.

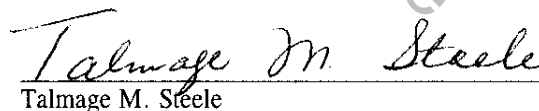
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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

DATED this 19th day of March, 2014.



Eric H. Steele



Talmage M. Steele

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Eric H. Steele and Talmage M. Steele, husband and wife, 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 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 19th day of March, 2014.

Lynne Sparks

Notary Public

Date: 3-19-14
State of Illinois-County of Cook
Exempt under the provisions of Paragraph (c).
Section 31-45 of the Real Estate
Transfer Tax Law

[Signature]

Grantor/Grantee/Agent



NAME AND ADDRESS OF PREPARER:
Case Hoogendoorn
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107

Property of Cook County Clerk's Office

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Legal Description

PARCEL 1:

THE NORTH 17 FEET OF THE EAST 75 FEET OF LOT 18 AND THE NORTH 21.50 FEET OF SAID LOT 18, (EXCEPT THE EAST 75 FEET THEREOF) ALL IN BLOCK 2 IN CUSHMAN RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF THE PREMISES CONVEYED IN PARCEL 1 ABOVE WHICH WAS CREATED BY A PARTY WALL AND EASEMENT AGREEMENT RECORDED JANUARY 10, 1989 AS DOCUMENT NUMBER 89012056 CREATING PARTY WALL RIGHTS AND CREATING EASEMENT FOR INGRESS, EGRESS AND ESTABLISHING A PARTY WALK OVER, UNDER AND UPON THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT A POINT ON THE WEST LINE OF LOT 18, 2.16 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH ALONG THE WEST LINE OF LOT 18, HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 3.55 FEET; THENCE SOUTH 89 DEGREES, 41 MINUTES, 00 SECONDS EAST, A DISTANCE OF 43.90 FEET TO A CORNER OF A TWO-STORY TOWNHOUSE, COMMONLY KNOWN AS 2128 NORTH DAYTON STREET, CHICAGO, ILLINOIS; THENCE ALONG THE BRICK WALL NORTH 00 DEGREES 48 SECONDS, 50 MINUTES EAST, A DISTANCE OF 2.11 FEET; THENCE ALONG THE BRICK WALL SOUTH 89 DEGREES, 37 MINUTES, 11 SECONDS EAST, A DISTANCE OF 7.97 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES, 58 SECONDS WEST, A DISTANCE OF 10 FEET; THENCE NORTH 89 DEGREES, 46 MINUTES, 08 SECONDS WEST, A DISTANCE OF 16.65 FEET; THENCE NORTH 59 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.83 FEET; THENCE NORTH 89 DEGREES, 41 MINUTES, 00 SECONDS WEST, A DISTANCE OF 27.55 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 2 IN CUSHMAN RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

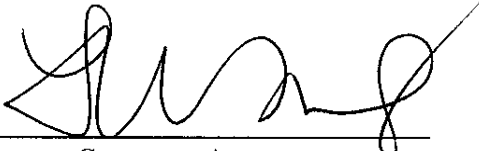
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

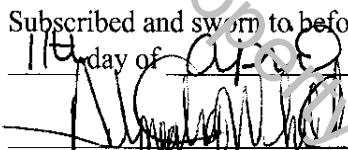
Dated: April 11, 2014

Signature:

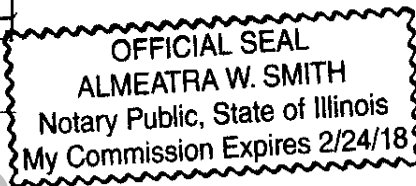


Grantor or Agent

Subscribed and sworn to before me this
11th day of April, 2014



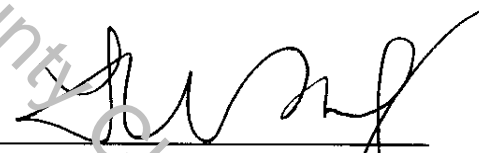
Notary Public



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: April 11, 2014

Signature:

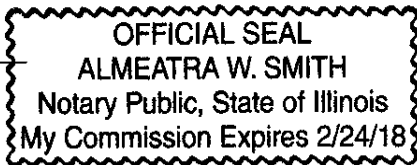


Grantee or Agent

Subscribed and sworn to before me this
11th day of April, 2014



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]