

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR CARYN A. SCHRENZEL, a single woman, of Chicago, Cook County, Illinois, for the consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, and other valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto **CARYN A. SCHRENZEL, as trustee of the CARYN A. SCHRENZEL LIVING TRUST** under the provisions of a declaration of trust dated May 14, 2014, and unto her successor or successors in trust under said declaration of trust, (hereinafter referred to as "said trustee" regardless of the number of trustees), whose address is 5206 North Ludlam Ave. Chicago, Illinois 60630



Doc#: 1413639034 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/16/2014 09:35 AM Pg: 1 of 3

EXEMPT from transfer tax per 35 ILCS 200/31-45 (e)

Signed *Caryn A. Schrenzel* Date 5-14-14

the following described real estate situated in Cook County Illinois, to wit:

LOT 23 IN HALLMAN'S RESUBDIVISION OF BLOCK 2 IN WINSTON'S JEFFERSON PARK AND FOREST GLEN ADDITION TO CHICAGO, A SUBDIVISION OF LOT 3 OF THE SUBDIVISION BY THE EXECUTORS OF THE ESTATE OF SARAH ANDERSON, DECEASED, OF THE SOUTH EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1895 AS DOCUMENT NO. 2203235, IN COOK COUNTY, ILLINOIS.

subject to covenants, conditions and restrictions of record, public and utility easements; together with the tenements and appurtenances thereunto belonging, 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 the said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in said trust agreement. THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE INCORPORATED HEREIN AND MADE A PART HEREOF.

PIN 13-09-115-038-0000 Address of Real Estate: 5206 NORTH LUDLAM AVE., CHICAGO, ILLINOIS 60630

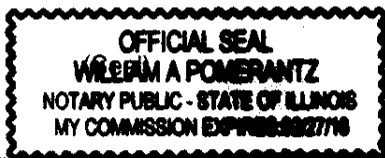
DATED 5-14-14, 2014.

Caryn A. Schrenzel (Seal)
CARYN A. SCHRENZEL

State of Illinois, County of Cook, ss.

The undersigned, a notary public in and for said County in the State aforesaid, HEREBY CERTIFIES that CARYN A. SCHRENZEL, 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 signing, sealing and delivering the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal on 5/14, 2014



William A. Pomerantz
Notary Public

This instrument was prepared by:

William A. Pomerantz, Edward A. Berman P.C., 55 W. Monroe St. #3550, Chicago, Illinois 60603

UNOFFICIAL COPY**DEED IN TRUST - TERMS AND CONDITIONS**

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 premises 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 premises, or any part thereof; to lease said premises, 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 premises, or any part thereof, for other real or personal premises; 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 premises 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 premises 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

City of Chicago
Dept. of Finance
666663



Real Estate
Transfer
Stamp

\$0.00

5/16/2014 9:24

d00764

Batch: 6,068,230

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(Attach to deed or ABI to be recorded in Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

STATEMENT BY GRANTOR AND GRANTEE

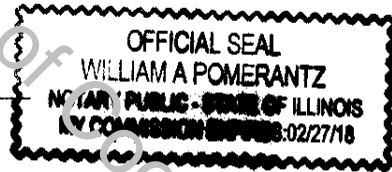
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 5/14, 2014

[Signature]
Grantor or Agent

Subscribed and sworn to before me
this 14 day of May, 2014

[Signature]
Notary Public



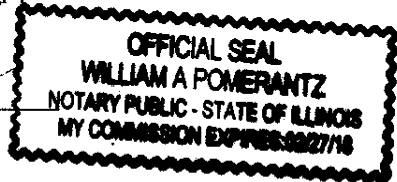
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5/14, 2014

[Signature]
Grantee or Agent

Subscribed and sworn to before me
this 14 day of May, 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.