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Doc#: 1414846024 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/28/2014 11:34 AM Pg: 1 of 5

DEED IN TRUST

THE GRANTOR:

NANCY LEE VAN LATEN,
divorced and not since remarried

for and in consideration of
TEN AND 00/100 DOLLARS,
receipt whereof is hereby
acknowledged, hereby conveys and
quit-claims unto.

NANCY L. VAN LATEN as Trustee under
the NANCY L. VAN LATEN Declaration
of Trust Dated MAY 27, 2014.

2311 West 183rd Street
Apt 405
Homewood, IL 60430

AS GRANTEE,

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

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

COMMONLY KNOWN AS: 2311 West 183rd Street, Homewood, IL 60430

PIN: 32-06-100-066-1035

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, 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

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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 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, lease 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 in to 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 or 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.

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The grantor has signed this Deed in Trust on this 27th day of May, 2014.

Nancy Lee Van Laten
NANCY LEE VAN LATEN

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 NANCY LEE VAN LATEN, divorced 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and seal this 27th day of May, 2014.

Exempt Under Real Estate Transfer Tax
Law 35 ILCS200/31-45 Subparagraph E
and Cook County Ord. 93-0-27 Par 4

Joseph C. Fanelli
Notary Public



5-27-2014
Date

Joseph C. Fanelli
Signature

This instrument was prepared by:
Joseph C. Fanelli
Fanelli & Dobrovits, Ltd.
2820 W. 97th Place, Evergreen Park, IL 60805
PH: 708-692-6066/FAX: 708-576-8181

MAIL TO:

Nancy L. Van Laten
2311 West 183rd Street
Homewood, IL 60430

SEND TAX BILLS TO:

Nancy L. Van Laten
2311 West 183rd Street
Homewood, IL 60430

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Parcel 1:

Unit No. 405 as delineated on survey of tract of land legally described as follows (hereinafter referred to as parcel):

That part of Lots 1 and 2 (taken as a tract) in the Subdivision of the North 462 feet of that part of the North West 1/4 lying Westerly of the Westerly right of way line of the Illinois Central Railroad and that part of the North West 1/4 of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, described as follows:

Beginning at a point of intersection of the Westerly right of way line of Illinois Central Railroad and South Line of Said Lots 1 and 2 (taken as a tract) said point being 465.08 feet Southwesterly (as measured on said right of way line) of a line 33 feet South of (measured at right angles) the North line of the North West 1/4 of Section 6; thence Southwesterly on the Westerly right of way line of said railroad to the point of intersection with the North line of "Flosswood Subdivision", a Subdivision of that part of the North West 1/4 of Section 6, thence Westerly on the North line of "Flosswood Subdivision" to the point of intersection with a line 350.81 feet East of and parallel to the West line of the Northwest 1/4 of Section 6, thence Northerly on said parallel line to the point of intersection with a line 180 feet North of and parallel to the North line of "Flosswood Subdivision"; thence Easterly on the last named parallel line to the point of intersection with a line 581 feet East of and parallel to the West line of the North West 1/4 of Section 6; thence Northerly on the last name parallel line, a distance of 84.33 feet to a point of intersection with a line 180 feet north of and parallel to the north line of "Flosswood Subdivision"; thence Easterly on the last name parallel line to the point of intersection with a line 70 feet Westerly of and parallel (as measured at right angles) to the Westerly right of way line of said distance of 80.83 feet to a point; thence Southeasterly on a straight line, a distance of 70 feet to the point of beginning, all in Cook County, Illinois, which survey is attached as Exhibit "A" to declaration of condominium ownership made by South Chicago Savings Bank, a corporation of Illinois, not individually but solely as Trustee under Trust Agreement dated January 21, 1970 and known as Trust Number 11-1506, filed for record in the Office of the Registrar of Tiles of Cook County, State of Illinois as Document LR 2726217, and recorded with the recorder of Deeds of Cook County, Illinois, State of Illinois as document 22537317, together with an undivided 1.967 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof, as defined and set forth in said declaration and survey) in Cook County, Illinois.

Parcel 2:

Perpetual easement for the benefit of parcel 1 aforesaid (except that part thereof falling in Lot 1 aforesaid), for a private road for ingress and egress in every possible manner including (but not exclusively) by vehicle, food and conveyor and for light and airs as created by the deed from Henry Gottschalk and Sophie Gottschalk, his wife, to Maud Cory dated December 27, 1922 and recorded December 28, 1922 as Document 7759972 on and over a strip of land 50 feet in width extending from the Westerly line of the "Parcel" of Parcel 1 aforesaid to the East line of Western Avenue, the Southerly line of said private road being the Southerly line of said "Parcel" of Parcel 1 aforesaid extended Westward to said public road and the Northerly line of which said road being parallel with said Southerly line and 50 feet, measured at right angles, distant therefrom, all in Cook County, Illinois.

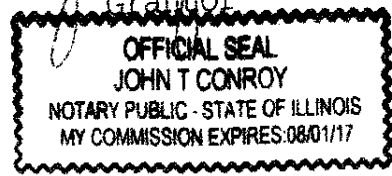
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STATEMENT BY GRANTOR AND GRANTEE

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 May 2, 2014

Signature: John J. O'Connor
Grantor



SUBSCRIBED AND SWORN TO BEFORE me by the said John J. O'Connor this 2nd day of May 2014

Notary Public John T. Conroy

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 May 2, 2014

Signature: John J. O'Connor
Grantee

SUBSCRIBED AND SWORN TO BEFORE me by the said John J. O'Connor this 2nd day of May 2014

Notary Public John T. Conroy



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.)