

UNOFFICIAL COPY



DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT
THE GRANTOR,
Anne Rumbolo and Francesco Rumbolo



14195441020

Doc#: 1419544102 Fee: \$58.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2014 04:45 PM Pg: 1 of 8

of the County of Cook and
State of Illinois for and
in consideration of the sum of 10.00 Dollars
(\$ 10.00) in hand paid, and of other good
and valuable considerations, receipt of which
is hereby duly acknowledged, convey and
WARRANT into **CHICAGO TITLE LAND
TRUST COMPANY** a Corporation of Illinois
whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust
Agreement dated January 21, 2014
described real estate situated in COOK

(Reserve

and known as Trust Number 8002363861, the following
County, Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 117 S. Western Avenue, Unit 3, CHICAGO, IL 60612

Property Index Numbers 17-18-105-029-1007

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART
HEREOF.**

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

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 30 day of January 2014

Rumbolo Francesco
Signature

AK
Signature

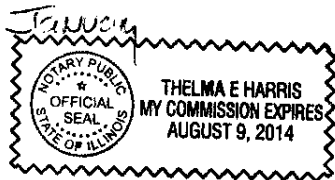
Signature

Signature

STATE OF ILLINOIS) I, THELMA E. HARRIS, a Notary Public in and for
COUNTY OF COOK) said County, in the State aforesaid, do hereby certify
ANNE O. RUMBOLO AND FRANCESCO RUMBOLO
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument
as a 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 seal this 30 day of January 2014

Thelma E. Harris



NOTARY PUBLIC
Prepared By: MAZIE A. HARRIS - HARRIS LAW GROUP
180 N. LASALLE STREET, SUITE 3700
CHICAGO, ILLINOIS 60612

MAIL TO: CHICAGO TITLE LAND TRUST COMPANY
10 S. LASALLE STREET, SUITE 2750
CHICAGO, IL 60603

SEND TAX BILLS TO: Chicago Title Land Trust
10 S. LaSalle St., #2750
Chicago, IL 60603

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (*including the Recorder of Deeds of the aforesaid county*) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof*). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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ADDENDUM – DEED IN TRUST

1. 117 S. Western Avenue
Unit 3
Chicago, IL 60602
PIN No.: 17-18-100-029-0=1007
2. 1919 S. Michigan Avenue
Unit 3
Chicago, IL 60616
PIN No.: 17-22-307-113-1003
3. 7011 S. East End Avenue
Chicago, IL 60649
PIN No.: 20-24-325-049-0000
4. 2828 N. Talman Avenue
Unit T
Chicago, IL 60618
PIN NO.: 13-25-225-051-1024

City of Chicago
Dept. of Finance
670549



Real Estate
Transfer
Stamp
\$0.00

7/14/2014 16:04
dr00764

Batch 8,481,679

City of Chicago
Dept. of Finance
670548



Real Estate
Transfer
Stamp
\$0.00

7/14/2014 16:02
dr00764

Batch 8,481,652

City of Chicago
Dept. of Finance
670550



Real Estate
Transfer
Stamp
\$0.00

7/14/2014 16:05
dr00764

Batch 8,481,706

City of Chicago
Dept. of Finance
670546



Real Estate
Transfer
Stamp
\$0.00

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dr00764

Batch 8,481,637

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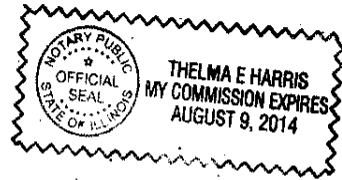
STATEMENT BY GRANTOR AND GRANTEE

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 14 July, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 14 day of July, 2014
Notary Public [Handwritten Signature]

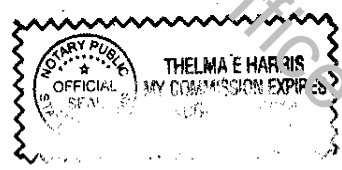


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 14 July, 2014

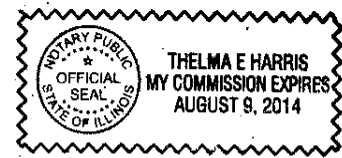
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 14 day of July, 2014
Notary Public [Handwritten Signature]



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.)



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Property Address: 117 S. Western Ave Unit 3
Chicago, IL 60612
Pin: 17-18-105-029-1007

LEGAL DESCRIPTION

Parcel 1: Unit 117-3 in the 115-125 S. Western Avenue Condominium as delineated and defined in the declaration recorded as document No. 0720015024 as amended from time to time, together with its undivided percentage interest in the common elements, in section 18, township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The right to the use of parking space number P-8 limited common elements as delineated on the survey attached to the declaration aforesaid recorded as document No. 0720015024.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real state, 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.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Cook County Clerk's Office

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Property Address: 1919 S. Michigan Ave Unit 202
Chicago, IL 60616

Pin: 17-22-307-113-1003

LEGAL DESCRIPTION

Lots 10 and 11 in block 3 in William Jones' addition to Chicago in section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Also: the North 55.00 feet of the North 2/3 of lot 3 in block 14 of assessor's division of the Southwest fractional 1/4 of section 22, Township 39 North, range 14 East of the third principal meridian, lying North of the North Line of the South 55.50 feet of the Northwest 213 of said lot 3 (except from SAID premises that portion thereof taken and used for alley) all taken as a single tract of land (except that part of said tract part which lies above a horizontal plane having an elevation of +14.60 Feet Chicago Datum and which lies below a horizontal plane having an elevation of +29.29 feet Chicago City datum) and is bounded and described as follows: beginning at the Southwest corner of said tract: thence North 00°-01'-45" East along the East line of said tract, a distance of 49.53 feet (the West line of said tract also being the East line of S. Michigan Avenue; thence North 90°-00'-00" East 12.86 feet; thence North 00°-00'-00" East. 1.60 feet; thence South 90°-00'-00" East, 19.18 feet; thence South 00°-00'-00" West. 7.13 feet; thence South 90°-00'-00" East. 17.95 feet; thence South 00-00'-00" West. 44.0 feet to the Southwest line of said tract ; thence North 90°-00'00" West along the South line of said tract, a distance of 50.01 feet to the place of beginning also except that part which lies above a horizontal plane having an elevation of +14.60 feet Chicago city datum and which lies below a horizontal plane having an elevation of +29.29 feet Chicago City datum and is bounded and described as follows beginning at the Northwest corner of said tract (the northwest corner of said tract also being the Northwest corner of said lot100); thence South 90°-00'-00" East along the North line of said tract, a distance of 55.51 feet, thence South 00°-00'-00" West. 20.75 feet. Thence North 90°-00'-00" West, 17.12 feet. Thence South 00°-00-00 West, 8.60 feet; thence North 90°-00'-00" West, 4.17 feet; thence South 00°-00'-00" West, 21.36 feet; thence North 90°-00'-00" West, 14.37 feet; thence North 00°-00'-00" East, 1.45 feet; thence North 90°-00'-00" West, 19.88 feet to the West line of said tract (the West Line of said tract also being the East line of S. Michigan Avenue, thence North 00°-00'-45" East along the West line of said tract, a distance of 4926 feet to the place of beginning) all in Cook County, Illinois which survey is attached to the declaration of condominium recorded as document 0536345141, Together with undivided percentage interest in the common elements.

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Property Address: 7011 S. East End Avenue Unit D
Chicago, IL 60649

Pin: 20-24-325-049-0000

LEGAL DESCRIPTION

The East 13 feet 4 inches of the West 68 feet 9 inches of the North $\frac{1}{2}$ of lot 22 and the South $\frac{1}{2}$ of lot 23 in block 1 in Cronkite, Clarkson and Boyd's subdivision of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of section 24. Township 38 North. Range 14. East of the third principal meridian. In Cook County, Illinois.

Property of Cook County Clerk's Office

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Property Address: 2828 N. Talman Ave Unit T
Chicago, IL 60618

Pin: 13-25-225-051-1024

LEGAL DESCRIPTION

Parcel 1: UNIT NO. D.15 IN DAIRY COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS IN MARY WOLFGRAM'S SUBDIVISION OF THE SOUTH 5 ACRES EAST OF THE RAILROAD OF LOT 6 IN RICHON AND BOWENMASTER'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE VACATED ALLEY BETWEEN SAID LOTS LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD AND SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF THE SOUTH 9 FEET OF LOT 47 AFORESAID TO THE NORTHWEST CORNER OF THE SOUTH 9 FEET OF LOT 32 AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99662122, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99662122.

Cook County Clerk's Office