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Doc#: 1420629082 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2014 04:01 PM Pg: 1 of 4

(The space above for Recorder's use only.)

DEED IN TRUST

The GRANTOR, KAREN PHILLIPS, widow of JOSEPH JOHN PHILLIPS, SR., and not remarried, for and in consideration of Ten Dollars (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to

KAREN PHILLIPS, 5400 South Hyde Park Boulevard, Unit A-7, Chicago, Illinois 60615, as trustee under the provisions of a declaration of trust dated February 22, 1996, as may be subsequently amended, and as of this date known as the KAREN PHILLIPS REVOCABLE TRUST, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

Unit Number A-7, in Hedgerow Condominium, as delineated on the Survey of the following described real estate:

Lots 1 through 6 in Block 37 in Hyde Park in Subdivision of Land Marked Grounds of the Presbyterian Theology Seminary of North West of the Recorded Plat of Town of Hyde Park in Section 12, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 24953792, together with its Undivided Percentage Interest in the Common Elements, in Cook County, Illinois, 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 premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any

City of Chicago
Dept. of Finance
671334



Real Estate
Transfer
Stamp

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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 the premiss of any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 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 to amend, change, modify less and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at anytime or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trustee agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

The interest of each any 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is

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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 according with the statute in such case made and provided.

Permanent Real Estate Index Number: 20-12-113-052-1007

Property Address: 5400 South Hyde Park Boulevard, Unit A-7, Chicago, Illinois 60615

The Grantor has signed this deed on July 8th, 2014.

Karen Phillips (Seal)
KAREN PHILLIPS

(The space above for Recorder's use only.)

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for the County and
) ss. State aforesaid, do hereby CERTIFY THAT KAREN PHILIPS,
COUNTY OF COOK) widow of JOSEPH JOHN PHILIPS, SR., and not 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 instrument as her 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 8th day of JULY, 2014.

Russell W. Okumura AUGUST 14, 2017
Notary Public My commission expires:



COOK COUNTY-ILLINOIS TRANSFER STAMP: EXEMPT
UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL
ESTATE TRANSFER ACT; DATE: _____

Karen Phillips
Signature of Buyer, Seller or Representative

IMPRESS SEAL HERE

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 200
1-2 (B-6) OR PARAGRAPH E, SEC. 200 1-4 (B) of the CHICAGO
TRANSACTION TAX ORDINANCE

DATE: July 8th 2014

Karen Phillips
Signature of Buyer, Seller or Representative

Send tax bills to: Karen Phillips, Trustee of Karen Phillips Revocable Trust, 5400 South Hyde Park Boulevard, Unit A-7, Chicago, IL 60615

This deed was prepared by and mail to: Charles B. Bernstein, 10 S. LaSalle Street, #1500. Chicago, IL 60603-1077; tel. 312/263-0005; document code: PhillipsKarenDeedinTrust

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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 Illinois.

Date: July 8th, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Karen Phillips
This 8th day of July, 2014
Notary Public [Handwritten Signature]



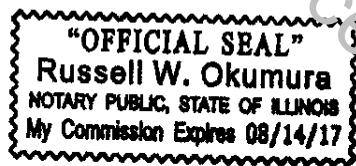
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 8th, 2014

Signature: [Handwritten Signature]
Grantee or Agent

as Trustee of the Karen Phillips Revocable Trust dated February 22, 1996, as may be subsequently amended.

Subscribed and sworn to before me
By the said Karen Phillips, as Trustee
The 8th 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.)