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DEED IN TRUST

Doc#: 1423904062 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2014 01:16 PM Pg: 1 of 5

140308400028
THE GRANTORS,
NICHOLAS J. MULLIGAN
and SHARON M.
MULLIGAN, married to
each other, of 10741
Sedgwick Drive, Palos Park,
County of Cook, Illinois, for
and in consideration of Ten
Dollars, (\$10.00) and other
good and valuable
considerations in hand paid,
Convey and WARRANT to

NICHOLAS J. MULLIGAN and SHARON M. MULLIGAN, Trustees, or their successors in interest, of
the NICHOLAS J. MULLIGAN LIVING TRUST dated July 23, 2014, and any amendments thereto, of
10741 Sedgwick Drive, Palos Park, Illinois, as to a 50% interest;

AND

SHARON M. MULLIGAN and NICHOLAS J. MULLIGAN, Trustees, or their successors in interest, of
the SHARON M. MULLIGAN LIVING TRUST dated July 23, 2014, and any amendments thereto, of
10741 Sedgwick Drive, Palos Park, Illinois, as to a 50% interest;

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

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number: 17-22-303-010-0000, 17-22-303-011-0000 and
17-22-303-030-0000

Address of Real Estate: 1600 South Prairie Avenue, Unit 1305, Chicago, Illinois 60616
& P44

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 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 premises or
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, and to renew or extend leases upon any terms and for any

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ATGF, INC.

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period or periods of time to amend, change, or modify leases 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 any time 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 trust 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 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 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 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.

The 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 of homesteads from sale on execution or otherwise. Grantors shall pay all mortgages, if any, now encumbering the property conveyed hereby, and shall be and remain solely responsible therefore. This undertaking is solely for the benefit of the Grantee and not for the benefit of any third parties.

REAL ESTATE TRANSFER TAX		07-Aug-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-22-303-010-0000 20140801619574 0-354-265-216		

REAL ESTATE TRANSFER TAX		07-Aug-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-303-010-0000 20140801619574 2-121-508-992		

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DATED this 23 day of JULY, 2014.

Nicholas J. Mulligan
NICHOLAS J. MULLIGAN

Sharon M. Mulligan
SHARON M. MULLIGAN

State of Illinois
County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NICHOLAS J. MULLIGAN and SHARON M. MULLIGAN, 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 official seal, this 23 day of JULY, 2014

Commission expires: 3/24/15

Stephen Sutura
NOTARY PUBLIC



This instrument was prepared by and
MAIL TO:
STEPHEN SUTERA, Attorney
4927 West 95th Street
Oak Lawn, Illinois 60453
(708) 857-7255

SEND SUBSEQUENT TAX BILLS TO:
NICHOLAS J. & SHARON M. MULLIGAN
10741 Sedgwick Drive
Palos Park, Illinois 60464

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

7/23/14
Date

[Signature]
Representative

County of Cook Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 1305 AND PARKING UNIT NO. P44 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE POINTE AT CENTRAL STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0613516110, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S70, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

