



1426133185

Doc#: 1426133185 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2014 12:02 PM Pg: 1 of 5

**DEED IN TRUST**

THE GRANTOR, THE ALVERNA\*, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for an in consideration of Ten and No/100 Dollars (\$10.00) \*Graw

SAMMOUSI (CA) AT 09/18/2014 10:22

and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: LISA M. PACCIONE, TRUSTEE OF THE LISA M. PACCIONE TRUST DATED OCTOBER 3, 2011, the following described real estate in Cook County, Illinois:

**SEE ATTACHED LEGAL DESCRIPTION RIDER**

**PIN: 14-20-331-018-0000**  
**COMMONLY KNOWN AS: 3218 N. RACINE AVE., UNIT 2, CHICAGO, IL 60657**

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the Trust Agreement.

Full power and authority are granted to the Trustees 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, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any 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

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BOX 334 CT

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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.

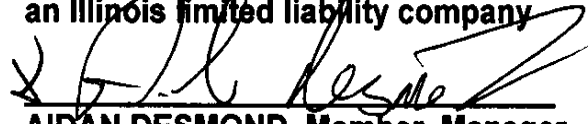
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with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

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The Grantor has signed this deed on August 15, 2014.

**THE ALVERNA GROUP, LLC,**  
an Illinois limited liability company

By:   
**AIDAN DESMOND, Member, Manager**

STATE OF ILLINOIS                                )  
  ) SS:  
COUNTY OF COOK                                )

I am a notary public/attorney for the County and State above. I certify that **AIDAN DESMOND, Member, Manager of THE ALVERNA GROUP, LLC, an Illinois limited liability company,** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Dated: AUGUST 15, 2014



Commission expires: \_\_\_\_\_



This Instrument Prepared By:


HAL A. LIPSHUTZ  
1120 W. Belmont Ave.  
Chicago, IL 60657  
LISA M. PACCIONE, AS TRUSTEE OF  
THE LISA M. PACCIONE TRUST DTD 10/3/11  
3218 N. Racine, Unit 2  
Chicago, IL 60657

Send subsequent tax bills to:

**MAIL TO:**

**MICHAEL A. LICKERMAN**  
**134 N. LaSalle Street, Suite 200** 1207 Deerfield  
**Chicago, IL 60602** Deerfield, IL 60015  
ML

<b>REAL ESTATE TRANSFER TAX</b>	18-Aug-2014
 	COUNTY: 410.00
	ILLINOIS: 820.00
	<b>TOTAL: 1,230.00</b>
14-20-331-018-0000   20140801621976   1-444-632-704	

<b>REAL ESTATE TRANSFER TAX</b>	18-Aug-2014
	CHICAGO: 6,150.00
	CTA: 2,460.00
	<b>TOTAL: 8,610.00</b>
14-20-331-018-0000   20140801621976   2-129-090-688	

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## LEGAL DESCRIPTION

**PARCEL 1:**

RESIDENTIAL UNIT NUMBER 2 IN "THE 3218 N. RACINE CONDOMINIUM" AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 59 IN JOHN P. ALTGELD'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF CHICAGO AND EVANSTON RAILROAD IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1422534017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-2 AND P-3 AND ROOF DECK R-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1422534017.

**PIN:** 14-20-331-018-0000

**COMMONLY KNOWN AS:** 3218 N. RACINE AVE., UNIT 2, CHICAGO, IL 60657

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THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) public utility easements; (i) installments due after Closing for assessments levied pursuant to the Declaration; (j) private easements; (k) party wall rights and agreements and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.