

# UNOFFICIAL COPY



Doc#: 1429039088 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/17/2014 10:51 AM Pg: 1 of 4

## DEED IN TRUST

THE GRANTORS, **John R. Tauscher and Georgia A. Tauscher**, husband and wife, of the County of Kane, and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and for other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM unto **Georgia A. Tauscher and/or John R. Tauscher, Co-Trustees of the Georgia A. Tauscher Living Trust dated August 29, 1996**, and any amendments thereto, (hereinafter referred to as the "trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 18A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 60, 61, 81 AND 82 (EXCEPT THE SOUTH 64 FEET OF LOTS 81 AND 82) IN LAKE SHORE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 31107, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 197/2502; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: Real estate taxes, and valid easements, covenants, conditions and restrictions of record

Permanent Real Estate Index Number: 17-03-227-018-1089

Address of real estate: 201 East Chestnut Street, Unit 18A, Chicago, Illinois 60611

\*\*\*\* THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST \*\*\*\*

TO HAVE AND TO HOLD the said Property with the appurtenances and upon the trusts and for the uses and purposes set out in this deed, and pursuant to the terms and provisions of said revocable living trust agreement.

Full power and authority are hereby 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 the premises 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

S  
P 448  
S  
M  
SC  
E  
INT

# UNOFFICIAL COPY

trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises, or any part thereof; to lease the premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or the 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 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 the present or future rentals; to partition or to exchange the premises, 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 premises 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 the trustee in relation to the premises, or to whom the 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 this 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 said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relationship 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 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 Indenture 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 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.

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 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.

And the said 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.

City of Chicago  
Dept. of Finance  
**676394**



Real Estate  
Transfer  
Stamp

**\$0.00**

10/17/2014 10:42

dr00191

Batch 8,922,426

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 1<sup>st</sup> day of May, 2014.

Georgia A. Tauscher  
Georgia A. Tauscher

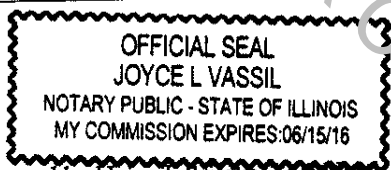
John R. Tauscher  
John R. Tauscher

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Georgia A. Tauscher and John R. Tauscher are 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, the 1<sup>st</sup> day of May, 2014.

Commission expires \_\_\_\_\_  
J. L. Vassil  
NOTARY PUBLIC



This instrument was prepared by Heinz J. Briske, 1325 North Main Street Wheaton, IL 60187-3579.

MAIL TO: HUCK BOUMA<sup>PC</sup>  
1325 North Main Street  
Wheaton, IL 60187-3579

ADDRESS OF GRANTEE AND  
SEND SUBSEQUENT TAX BILLS TO:  
Georgia A. Tauscher  
1606 Fairway Circle  
Geneva, Illinois 60134

EXEMPT UNDER 35 ILCS 200/31-45, SUBPARAGRAPH (e), AND COOK COUNTY ORD. 93-0-27, PARAGRAPH E.

Dated: 5/11, 2014.

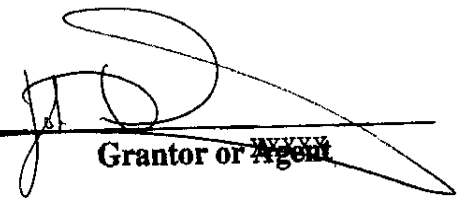
[Signature]  
Grantor or Representative

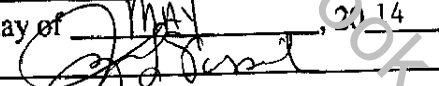
# UNOFFICIAL COPY

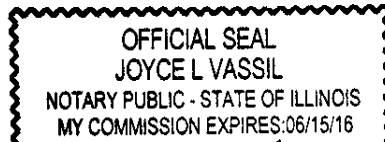
## STATEMENT BY GRANTOR AND GRANTEE

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 1<sup>st</sup>, 20 14

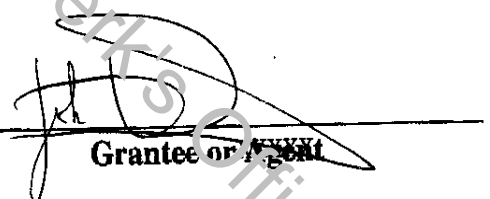
Signature:   
Grantor or Agent

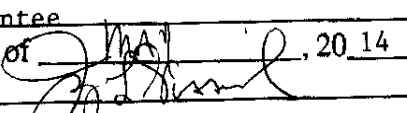
Subscribed and sworn to before me  
By the said Grantor  
This 1 day of MAY, 20 14  
Notary Public 

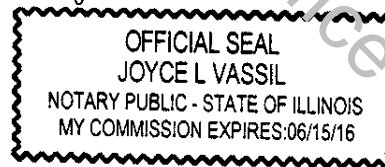


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 1<sup>st</sup>, 20 14

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 1 day of MAY, 20 14  
Notary Public 



**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.)