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QUIT CLAIM DEED IN TRUST



Doc#: 1429510070 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2014 01:55 PM Pg: 1 of 5

THIS INSTRUMENT WAS PREPARED BY:

Joseph D. Palmisano
Palmisano & Moltz
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

MAIL TO:

Joseph D. Palmisano
Palmisano & Moltz
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

NAME/ADDRESS OF TAXPAYER:

Arthur J. Murphy
400 E RANDOLPH
Unit 111
Chicago, IL 60601

RECORDER'S STAMP

THE GRANTOR, Arthur J. Murphy, married to Audrey Davis, for and in consideration of Ten and 00/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto Arthur J. Murphy, Jr., as Trustee of the Arthur J. Murphy, Jr. Revocable Trust dated July 8, 1997, as amended, as to an undivided 50% interest, and Audrey Davis, as to an undivided 50% interest, as Tenants in Common, (hereinafter referred to as "said 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:

See Legal Description Attached hereto as Exhibit A

Property Index Number: 17-10-400-012-1119 & 17-10-400-012-1107 & 17-10-400-012-1117
Common Address: 400 E. Randolph, Unit 1113, 1101 and 1111, Chicago, Illinois 60601

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 said premise 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 property, or any part thereof; to lease said

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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 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 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 said premises or any part thereof; and to deal with said 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 the same, whether similar to or different from the ways above spaced, at any time or times hereafter.

In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said 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 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 in relation 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 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 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 the earnings, avails and proceeds thereof as aforesaid.

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 the exemption of homesteads from sale on execution or otherwise.

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In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 10th day of October, 2014.

Arthur J. Murphy (SEAL)
Arthur J. Murphy

Audrey Davis (SEAL)
Audrey Davis, signing for the sole purpose of waiving her homestead

State of: Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur J. Murphy and Audrey Davis, husband and wife, 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.

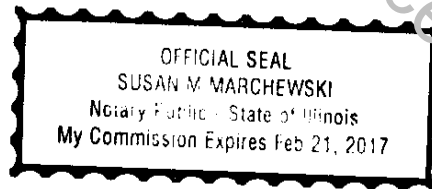
Given under my hand and of official seal, this 10th day of October, 2014.

Susan M. Marchewski
NOTARY PUBLIC

My Commission expires: _____, 20____

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

10/10/14 Arthur J. Murphy
Date Buyer, Seller or Representative



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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBERS 1101, 1111 AND 1113 AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460, RECORDED MAY 7, 1962 AS DOCUMENT 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341545, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1962 AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22453315 AND AMENDMENT RECORDED OCTOBER 15, 1984 AS DOCUMENT 27293687, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS

Property Index Number: 17-10-400-012-1119 & 17-10-400-012-1107 & 17-10-400-012-1117
 Common Address: 400 E. Randolph, Unit 1113, 1131 and 1111, Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX 13-Oct-2014

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-10-400-012-1119 | 20141001636547 | 1-006-726-272

REAL ESTATE TRANSFER TAX 13-Oct-2014

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-10-400-012-1119 | 20141001636547 | 1-137-405-056

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STATEMENT BY GRANTOR AND GRANTEE

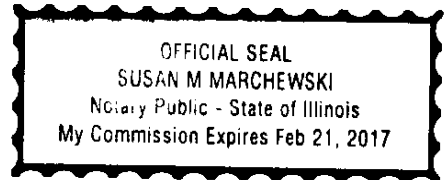
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 10th, 2014.

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 10th day of October, 2014.

[Handwritten Signature]
Notary Public



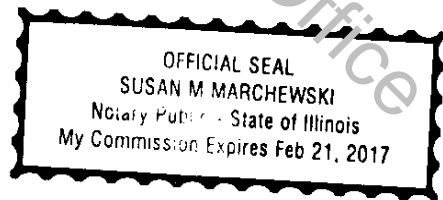
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 10, 2014.

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 10th day of October, 2014.

[Handwritten Signature]
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)