

# UNOFFICIAL COPY

## DEED IN TRUST

Prepared By & Mail  
Recorded Deed to:  
Attorney Thomas J. Moran  
5300 West Devon Ave.  
Chicago, IL 60646



Doc#: 1433844021 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Fairbrough  
Cook County Recorder of Deeds  
Date: 12/04/2014 12:03 PM Pg: 1 of 5

The Grantor, SALLIE A. MILLER, also known as Sarah A. Miller, a single woman, of the County of Cook and State of Illinois for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and QUIT CLAIMS to

Nancy Kaszubinski as Trustee of THE SALLIE A. MILLER REVOCABLE TRUST DATED NOVEMBER 29, 2014, and any amendments thereto, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

PIN # 13-02-300-005-1026.

Commonly known as 3900 W. Bryn Mawr Ave., Unit # 406, Chicago, IL 60659

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(s) set forth.

Full power and authority are hereby granted to said trustee(s) 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 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 said premises or any part thereof to a successor(s) in trust and to grant to such successor(s) in trust all of the title, estate, powers and authorities vested in said trustee(s); to donate, to dedicate, to mortgage, to pledge or otherwise encumber said 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 praesenti or in futuro, 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(s) of time and to amend, change or modify leases and the terms and provisions thereof at any time(s) 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

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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 said trustee(s) in relation to the premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee(s), 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 the trust(s) have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee(s), or be obliged or privileged to inquire into any of the terms of said trust agreement(s); and every deed, trust deed, mortgage, lease or other instrument executed by said trustee(s) 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, (1) that at the time of the delivery thereof the trust(s) created by this Indenture and by said trust agreement(s) was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trust(s), conditions, and limitations contained in this Indenture and in said trust agreement(s) or in some amendment(s) thereof and binding on all beneficiaries thereunder; (3) that said trustee(s) was duly authorized and empowered to execute and delivery every such deed, trust deed, lease, mortgage or other instrument; and (4) if the conveyance is made to a successor(s) in trust, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, or their predecessor(s) in trust(s).

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.

Said Grantor hereby releases and waives all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the Grantor aforesaid has set her hand and seal this 29 day of November, 2014.

*Sallie A. Miller*  
 \_\_\_\_\_  
 SALLIE A. MILLER

City of Chicago  
 Dept. of Finance  
 679105



Real Estate  
 Transfer  
 Stamp

\$0.00

12/4/2014 11:45

dr00111

Batch 9,130,276

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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 SALLIE A. MILLER, a single woman, 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 said deed as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29 day of November, 2014.

*Gloria M. Moran*  
\_\_\_\_\_  
NOTARY PUBLIC



Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.  
NO CONSIDERATION INVOLVED. Deed is conveyed to the trust of the grantor.  
Grantor is the trust beneficiary.

Date: November 29, 2014.

*Sallie A. Miller*  
\_\_\_\_\_  
Grantor or Representative

Grantor's & Grantee's Address &  
Mail Tax Bills to:

Sallie A Miller  
Sallie A. Miller Revocable Trust  
3900 West Bryn Mawr Ave., # 406  
Chicago, IL 60659

**UNOFFICIAL COPY****PARCEL 1:**

Unit 406 in Conservancy at North Park Condominium I as delineated on a survey of the following described premises:

**THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS**

which survey is attached to Declaration of Condominium recorded as Document 94923282 together with its undivided percentage interest in the common elements.

**PARCEL 2:**

The exclusive right to the use of Parking Space<sup>406</sup> and Storage Space<sup>406</sup>, Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 94923282

3900 W. BRYN MAWR AVE., UNIT 406, CHICAGO, IL 60659,  
PIN: 13-02-300-005-1026.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 11-29, 2014 Signature: [Signature]  
Grantor or Agent

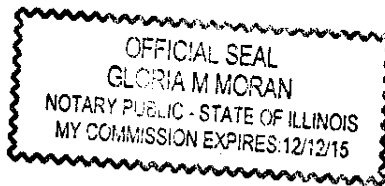
Subscribed and sworn to before me by the

said \_\_\_\_\_

this 29 day of April

2014

[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 11-29, 2014 Signature: [Signature]  
Grantee or Agent

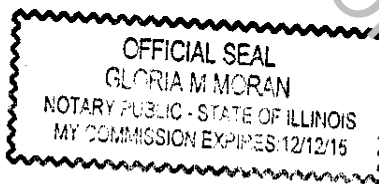
Subscribed and sworn to before me by the

said \_\_\_\_\_

this 29 day of April

2014

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