



**QUIT CLAIM
DEED IN TRUST**

UNOFFICIAL COPY



Doc#: 1502222026 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/22/2015 09:44 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantor

ESSEX VENTURES LLC, an Illinois limited liability company of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUITCLAIM unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 10 S. LaSalle St., Chicago, IL 60603, as Trustee under the provisions of a trust agreement dated the 12th day of January, 2015, known as Trust Number 800266992, and State of Illinois, to-wit:

Reserved for Recorder's Office

, the following described real estate in the County of Cook

The South 2-1/2 feet of Lot 19 and all of Lots 20 and 21 in Block 2 in 79th Street Addition to Cheltenham Beach, said Addition being a Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 31, Township 38 North, Range 15, East of the Third Principal Meridian, lying Northeasterly of the Right of Way of Baltimore and Ohio Railroad, in Cook County, Illinois.

ADDRESS: 7937-39 S. ESSEX AVENUE, CHICAGO, ILLINOIS 60617

Permanent Tax Number: 21-31-102-009-0000

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

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 property, or any part thereof, from time to time, in possession or reversion, by leases to commence in *praesenti* or *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 99 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 specified, 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

UNOFFICIAL COPY

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 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.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ his _____ hand _____ and seal _____ this 14th day of January _____ 2015.

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

1/14/15
Date

[Signature]
Buyer, Seller or Representative

ESSEX VENTURES LLC,
an Illinois limited liability company (Seal)

By: Bella Lu LLC

Its: Manager

By: John Brauc Living Trust dated 9/16/04 (Seal)

Its: Manager and Member

By: [Signature]
John Brauc, Trustee

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH D. PALMISANO
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

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 John Brauc, as Trustee of John Brauc Living Trust dated 9/16/04, the Manager and Member of Bella Lu LLC, the Manager of ESSEX VENTURES LLC

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 _____ he _____ signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
Beth LaSalle
Notary Public, State of Illinois
My Commission Expires 2/26/2017


[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
7937-39 S. ESSEX AVENUE
CHICAGO, ILLINOIS 60617

REAL ESTATE TRANSFER TAX	22-Jan-2015
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
21-31-102-009-0000 20150101657835 1-360-328-320	

AFTER RECORDING, PLEASE MAIL TO:

JOSEPH D. PALMISANO
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX	22-Jan-2015
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00
21-31-102-009-0000 20150101657835 0-795-371-136	

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: Jan 21, 2015

Signature: X



Subscribed and sworn to before me January 21, 2015

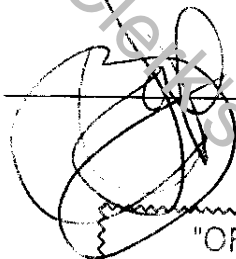
Beth LaSalle
Notary Public



The grantee or his agent affirms and verifies that 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.

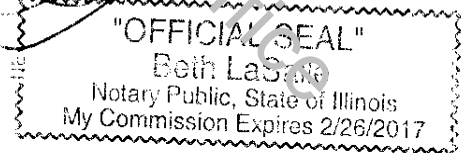
Dated: Jan 21, 2015

Signature: _____



Subscribed and sworn to before me January 21, 2015

Beth LaSalle
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