# **UNOFFICIAL COPY**

#### **DEED IN TRUST**

MAIL RECORDED DEED TO: Law Offices of Robert H. Glorch 616 N. North Court - Suite 160 Palatine, Illinois 60067

SEND FUTURE TAX BILLS TO: Mark and Helene Connolly 500 Thatcher Avenue River Forest, Illinois 60305



Doc#: 1505149018 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee; \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/20/2015 09:28 AM Pg: 1 of 4

THE GRANTORS, MARK M. CONNOLLY and HELENE CONNOLLY, husband and wife, of the County of Cook and State of Illino's for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid. Conveys and QUITCLAIMS unto HELENE CONNOLLY as trustee of THE HELENE CONNOLLY DECLARATION OF TRUST DATED SEPTEMBER 5, 1990, of 500 Thatcher Avenue, River Forest, Illinois 60305 (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust a rider said declaration of trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

### SEE EXHIBIT "A" ATTACHED HERETO

Permanent Real Estate Index Number: 14-28-205-005-1125

Address of real estate: 330 West Diversey Parkway-Unit 1201, Chicago, Illinois 60657

TO HAVE AND TO HOLD the said premises with the appur enances upon the trusts and for the uses and purposes herein and in said declaration of trust 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 resubdivide said property as often as desired; to contract to sell; to grant cotions to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part increof 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 convinence in the present or in the 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 tinge 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 proverty, 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

See Document For# 1505/49017 For City Zero Stamp

1505149018 Page: 2 of 4

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AN UNDIVIDED ONE-HALF INTEREST IN:

#### EXHIBIT "A"

PARCEL 1: UNIT 1801 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COMMONWEALTH PLAZA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23400546, AS AMENDED, IN THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASTMENT TO CONSTRUCT, USE, AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATFD JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT NUMBER 16931983, THE CENTEX OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BETWEEN ABOVE PARCEL) AND THE LAND, DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 I'I ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAS1 "RACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MF RID AN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WES1, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 III CHES NORTH OF THE NORTH LINE OF SAID DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE), IN COOK COUNTY, ILLINOIS.

1505149018 Page: 3 of 4

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obliged or privileged to inquire into any of the terms of said declaration of trust; 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 declaration of trust 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 declaration of trust 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 earning, 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 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.

In Witness Whereof the Mark M. CONNOLLY	sunff.	Idel	and seals this 29 <sup>th</sup> day of the connoctive	of December, 2014.
STATE OF ILLINOIS	) ) SS.	TC		
COUNTY OF COOK	)	0	· · · · · · · · · · · · · · · · · · ·	CDTIEV that Mark M

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark M. Connolly and Helene Connolly, husband and wife, 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, this 29th day of December, 2014.

OFFICIAL SEAL
KRISTINE A. GUINDON
NOTARY PUBLIC. STATE OF ILLINOIS
My Commission Expires Nov. 13, 2017

Notary Public

Exempt under CH. 35 ILCS Section 200/31-45 paragraph (e) and Cook County Ord, paragraph e

Dated: December 29, 2014

Robert H. Glorch, attorney at la

This instrument was prepared by: Law Offices of Robert H. Glorch 616 N. North Court - Suite 160 Palatine, Illinois 60067

1505149018 Page: 4 of 4

## UNOFFICIAL C

### 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: December 29, 2014

Subscribed and Sworp to before me by the said Robert H. Glerch, Agent this 29th day of December 2014

OFFICIAL SEAL KRISTINE A. GUINDON NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov. 13, 2017

The grantee or his agent affirms that, to the vert of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is enter a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real catate 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 Illir ois

Dated: December 29, 2014

Signatu.e

bert H. Glorch, Agent

Subscribed and Sworn to before me by the said Robert H. Glorch, Agent this 29th day of December, 2014

Tristing A. Gundo 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.)