



Doc#: 1506445006 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 08:39 AM Pg: 1 of 4

DEED IN TRUST
(ILLINOIS)

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THE GRANTORS, JANICE E. COHEN and MICHAEL P. COHEN, of the County of Cook and State of Illinois

Above Space for Recorder's use only

for and in consideration of Ten (\$10.00)

DOLLARS, and other good and valuable considerations in hand paid, Convey and

(WARRANT ~~of~~)* unto THE MICHAEL P. COHEN and JANICE E. COHEN TRUST NO. 1 dated January 15, 2014,

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 15th day of January, 2015, and known as Trust Number 1 (herein 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 attached

City of Chicago
Dept. of Finance
683599



Real Estate
Transfer
Stamp
\$0.00

3/5/2015 8:29
dr00193

Batch 9,509,023

Permanent Real Estate Index Number(s): 17-09-127-031-1178 and 17-09-127-031-1237

Address(es) of real estate: 435 West Erie, #802, Chicago, Illinois 60654

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, street, 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 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 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 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.

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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, 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 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 said 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 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, hers, 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 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 grantors hereby expressly waive and release any and all right or benefit under and true 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 grantors aforesaid have hereunto set their hands and seals this 4th day of March, 2015.

Janice E. Cohen (SEAL)

Michael P. Cohen (SEAL)

Illinois, County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANICE E. COHEN and MICHAEL P. COHEN, 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.

under my hand and official seal, this 4th day of March, 2015.

My Commission Expires September 18, 2019. NOTARY PUBLIC

Instrument was prepared by MICHAEL P. COHEN, 435 West Erie, #802, Chicago, IL 60654 (Name and Address)

WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

(Name) TO: (Address) (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name) (Address) (City, State and Zip)

RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

EXHIBIT A

UNIT 802 AND PARKING UNIT #P-213 IN ERIE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PORTIONS OF CERTAIN LOTS IN BLOCK 1 OF THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT 97719736.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

grantor or his agent affirms that, to the best of his knowledge, the of the grantee shown on the deed or assignment of beneficial interest land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to estate in Illinois, a partnership authorized to do business or acquire hold title to real estate in Illinois, or other entity recognized as a on and authorized to do business or acquire title to real estate under laws of the State of Illinois.

Signature: [Signature]
Grantor or Agent



scribed and sworn to before
by the said [Signature] 2015
s 27 day of January
ary Public [Signature]

grantee or his agent affirms and verifies that the name of the grantee on the deed or assignment of beneficial interest in a land trust is her 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 do business or acquire and hold title to real estate under the laws of State of Illinois.

Signature: [Signature]
Grantee or Agent



scribed and sworn to before
by the said [Signature]
is 27 day of January
2015
ary Public [Signature]

FE: 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.

each to deed or ABI to be recorded in Cook County, Illinois, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)