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DEED IN TRUST
PREPARED BY and
MAIL TO:
Patricia Brosterhous
One N. LaSalle Street
Suite 1350
Chicago, Illinois 60602

Send subsequent tax bills to: Julianne M. Zerega 849 W. Monroe Street, Unit 2B Chicago, Illinois 60601



Doc#: 1506934077 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 03/10/2015 02:54 PM Pg: 1 of 3

The Granton ulianne M. Zerega, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged. Aereby conveys and warrants to Julianne M. Zerega, and her successors, as Trustee of the Julianne M. Zerega Revocable Trust, under the terms and provisions of a certain Trust Agreement dated the 3rd day of February, 2015, and designated as the Julianne M. Zerega Revocable Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, all right, title and interest in and to the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

UNITS 849-2B AND 849-P3 IN MONRO'S MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

PART OF LOTS 1, 2, 15 AND 16 TAKEN AS A TRACT, IN BLOCK 9 IN DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09192479 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON SUPPRENTS, IN COOK COUNTY, ILLINOIS.

PIN: 17-17-214-019-1033 and 17-17-214-019-1042 Address of Grantee and of the Premises: 849 W. Monroe Street, Unit 2B Chicago, Illinois 60601

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) To manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any tends, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers

COND NEVIEWER_____

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and duties of the preceding Trustee.

DATED this Haron 2015

- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
- 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, a Successor Trustee as provided in the Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to ary of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

SAT LES WING GAY OF IVIALON, 2010.	
SEAL)	
Julianne M. Zerega	
STATE OF ILLINOIS) SS	
COUNTY OF COOK	
I, the undersigned, a Notary Public in and for said County, in the S'ate that, Julianne M. Zerega, a single woman, personally known to me to be the consubscribed to the foregoing instrument, appeared before me this day in person, signed, sealed and delivered the said instrument as he/her/their free and volunt therein set forth.	rie person(s) whose name(s) is/are and acknowledged that he/she/they
Given under my hand and official seal, this 4 day of March	, 2015.
My Commission expires	s: <u>00+ 23 / 201</u> 7
Notary Public	OFFICIAL SEAL
Exempt under real estate transfer tax law 35- ILCS200/31-45 sub para. (e) and Para (e).	Cook County Endre 22027, Notary Public - State of Illinois
Agent Date:	My Commission Expires Oct 23, 2017
Agent Date:	

City of Chicago Dept. of Finance

3/10/2015 14:42

dr00198

Real Estate Transfer Stamp

\$0.00

Batch 9,536,060

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees 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.

Date: March /4 , 2015	
Julianne M. Zerega, Grantor	,
Subscribed and sworn to before	OFFICIAL SEAL LIZETTE N VELAZQUEZ
me by the said Granto's this day of May(2) 2015, 100 701 H	Notary Public - State of Illinois My Commission Expires Oct 23, 2017
Notary Public Sart Un VU 51W	**********

The grantee or its 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 title to real estate under the laws of the State of Illinois.

Julianne M. Zerega, Trustee of the Julianne M. Zerega Revocable Trust u/a/d 2/3/2015

Subscribed and sworn to before me by the said Grantee this

Hay of HAKEN 2015

Notary Public Agents My commission expires: 0(1)

My commission expires: 0(+ 93) 201

OFFICIAL SEAC LIZETTE N VELAT (UEZ Notary Public - State of Juno's My Commission Expires Oct 25, 2017

NOTE: Any person who knowingly submits false statement concerning the identity of a granted shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.