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Doc#: 1507518008 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 03/16/2015 08:58 AM Pg: 1 of 5

DEED IN TRUST

Prepared By: Attorney Thomas J. Moran 5300 West Devon Ave. Chicago, IL 60646

The Grantor, KATHLEEN CLARK, divorced and not since remarried, of the County of Cook and State of Tlinois 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 OUIT CLAIMS to

KATHLEEN CLARK as Trustee of THE KATHLEEN CLARK FAMILY TRUST DATED MARCH 9, 2015, and any amer dments thereto, the following described real estate situated in the County of Cook, in the State of him ois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

PIN # 13-12-411-082-1032 Commonly known as 4950 N. WESTERN AVE., UNIT 4F, CHICAGO, IL 60625

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 fo.th.

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, stree s, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as a ften 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 crustee(s); to donate, to dedicate, to mortgage, to pledge or otherwise encumber said property or any reart 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

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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(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 belowed 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), cor ditions, 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) ir 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 conequitable, 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 9TH dry of March, 2015.

KATHLEEN CLARK

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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 KATHLEEN CLARK, divorced and not since remarried, 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 _____ DAY OF MARCH, 2015.

OFFICIAL SEAL

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: MARCH <u>9</u>, 2015.

Grantor or Representative

Mail Tax Bills to Grantee at:

Kathleen Clark 4950 N. Western Ave., Unit 4F Chicago, IL 6025

Mail Recorded Deed to:

Thomas J. Moran Attorney At Law 5300 West Devon Ave. Chicago, IL 60646

City of Chicago Dept of Finance

684119

3/16/2015 8:46

dr00198

Real Estate Tran sfe Stamp

\$0.00

Batch 9,560,296

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EXHIBIT "A"

PARCEL 1:

UNIT 4F IN THE COURTS AT LINCOLN SQUARE CONDOMINIUMS (AS HEREINAFTER DESCRIBED), WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

LOT 16 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 12 TO THE SOUTHEAST CORNER OF SAID SECTION 12 CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED MARCH 26, 1924 AS DOCUMENT 833504) IN PETER BARTZEN'S SUBDIVISION OF LCT 22 IN BOWMANVILLE, A SUBDIVISION IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,

THAT PART OF LOTS 23, 24, 25, 26 AND 27 IN KRUCHTEN'S SUBDIVISION OF LOTS 23 AND 24 IN BOWMANVILLE IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERID!AN LYING WEST OF A LINE 50 FEET WEST OF AND PARALLEL TO A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 12 AFORESAID AS ESTABLISHED BY THE SUPERIOR COURT OF COOK COUNTY, ILLINOIS AS DOCUMENT 249506 TO THE SOUTHEAST COENER OF SECTION 12 AFORESAID,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0726115091, TOGETHER, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-16 AND S-34, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NUMBER 0726115091.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF AID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ESELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PERMANENT INDEX NUMBER: 13-12-411-082-1032

COMMONLY KNOWN AS: 4950 NORTH WESTERN AVENUE, UNIT #4F

CHICAGO, ILLINOIS 60625

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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	March 9	2015	Signature:	thleen Clark	<i>(</i>
	·			Grantor or Agent	
Subscribe	d and sworn to before me b	y the			
said					,
this 9	day of Whareh				
2015					
<u> </u>	Constant In Jen		GLORIA NOTARY PUBLIC	IAL SEAL M MORAN - STATE OF ILLINOIS IN EXPIRES:12/12/15	
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assignment foreign con partnership	ee or his agent affirms and to of beneficial interest in a reportation authorized to do authorized to do business as a person and authorized	land trus business or acquire	is entre: a natural or acquire and hole and hold title to re	person, an Illinois cor d title to real estate in al estate in Illinois, or	poration or n Illinois, a other entity
laws of the	State of Illinois.		mess or acquire and	i noid title to real estati	e under the

Dated March 9, 2015 Signature: Kathleen Clark
Grantes or Agent

Subscribed and sworn to before me by the

said _____

this 9 day of Marel

Notary Public

OFFICIAL SEAL GLORIA M MORAN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/12/15

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.]