

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

Reserved for Recorder's Office

THIS INDENTURE WITNESSETH, That the Grantors, **SEYMOUR N. KARLIN and JAMES R. LAND, married to each other,** 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, **CONVEYS and QUITCLAIMS** unto **CHICAGO TITLE LAND TRUST COMPANY,** a corporation of Illinois, whose address is 10 South LaSalle Street, Suite 2750, Chicago, IL 606603, as Trustee under the provisions of a trust agreement dated the **21<sup>ST</sup>** day of **JANUARY, 2015** known as Trust Number **8002367067,** the following described real estate in the County of **COOK** and State of Illinois, to-wit:



Doc#: 1515344029 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Kuren A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/02/2015 11:47 AM Pg: 1 of 4

**SEE LEGAL DESCRIPTIONS ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index Number: **SEE ATTACHED**

**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** 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 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

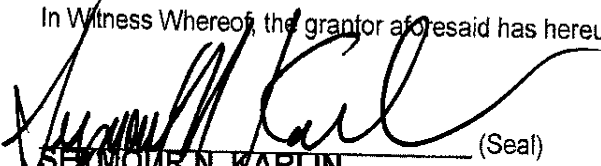
bn

# UNOFFICIAL COPY

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 releases 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 \_\_\_\_\_ day of \_\_\_\_\_ 2015.

  
SEYMOUR N. KARLIN (Seal)

  
JAMES R. LAND (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

THIS INSTRUMENT WAS PREPARED BY:

ATTY. MARK L. GOLDSTEIN  
3019 PROVINCE CIRCLE  
MUNDELEIN, IL 60060

State of ILLINOIS  
County of COOK

I, Mark L. Goldstein the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Seymour N. Karlin, James R. Land 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 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.

Given under my hand and notarial seal this 20th day of May 2015

  
NOTARY PUBLIC

PROPERTY ADDRESS:

SEE ATTACHED



AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY  
10 S. LASALLE STREET - SUITE 2750  
CHICAGO, IL 60603

SEND FUTURE TAX BILLS TO: Seymour N. Karlin, 722 W. Aldine, #110  
Chicago, IL 60657

City of Chicago  
Dept. of Finance  
688596



Real Estate  
Transfer  
Stamp

\$0.00

6/2/2015 11:35

dr00764

Batch 9,942.573

# UNOFFICIAL COPY

## EXHIBIT A

UNIT 1108 AND P-435 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-329, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GRANVILLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0831945102, AND AS AMENDED FROM TIME TO TIME IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, 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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

### **P.I.N.(s):**

Parcel 1:	14-05-204-011
Parcels 2 and 3:	14-05-204-009
Parcels 4 and 5:	14-05-204-010
Parcels 6, 7 and 8:	14-05-204-008
Parcel 9:	14-05-204-012
Parcel 10:	14-05-204-013
Parcel 11:	14-05-204-014
Parcel 12:	14-05-204-007

Property Address: 1134 West Granville, Unit 1108 and P-435  
Chicago, IL 60660

# UNOFFICIAL COPY

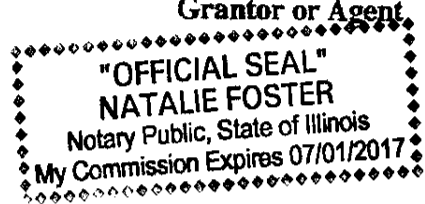
## STATEMENT BY GRANTOR AND GRANTEE

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 May 28, 2015

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Mark Goldstein  
This 28 day of May, 2015  
Notary Public Natalie Foster



The **grantee** or his 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.

Date May 28, 2015

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Mark Goldstein  
This 28 day of May, 2015  
Notary Public Natalie Foster



**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.)

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**