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DEED in Trust (Illinois)



Doc#: 1518319005 Fee: \$48.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 09:01 AM Pg: 1 of 5

MAIL TO:

Laura Cox, Esq.
470 Michgamme Lane
Lake Forest, IL 60045

NAME AND ADDRESS OF TAXPAYER:

Mimi J. Wagner, Trustee
10 East Delaware, #20 E
Chicago, IL 60611

THE GRANTOR(S), **MARK WAGNER and MIMI WAGNER**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto **MIMI J. WAGNER, as TRUSTEE of the MIMI J. WAGNER REVOCABLE TRUST DATED APRIL 5, 2003 AS AMENDED AND RESTATED MAY 8, 2015**, and unto all and every successor or successors in trust under said trust agreement, all of the Grantor's rights, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1:

Unit Nos. 20E, P-123 and P-124

In 10 East Delaware Condominium, as delineated on a Plat of Survey of 10 East Delaware Condominium of the following described real estate:

Certain parts of the South Half of the West Third of Block 12 in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, and of Parts of Lot 6 in the Superior Court Partition of the East Two Thirds of Block 12 in the Canal Trustees' Subdivision aforesaid, all in Township 39 North, Range 14, East of the Third Principal Meridian which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0934910051, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

A Non-Exclusive Easement for the Benefit of Parcel 1 for Ingress and Egress as described in the Declaration of Easements and Operating Requirements and recorded as Document 0934910050

PIN: 17-03-209-028-1097 (#20E), 17-03-209-028-1239 (P-124) and 17-03-209-028-1238 (P-123) Common Address: 10 E. Delaware Place, #20E, P-123 & P-124, Chicago, IL 60611 ✓

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record; and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

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.

S yes
P 5 4244
S /
M yes
S yes
E no
INT L

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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 re-subdivide 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 successor or successors in trust and to grant to each 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 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 thereof shall be conveyed, contract 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 advance 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 the 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 limitation contained in the 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 earnings, avails and proceeds arising from the sale or

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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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) 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, as trustee as aforesaid, hereunto set his hand and seal this 8th day of May, 2015.


MARK WAGNER, GRANTOR

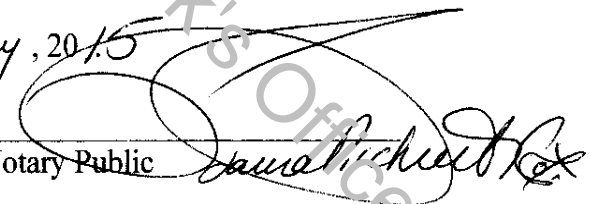

MIMI WAGNER, GRANTOR

STATE OF ILLINOIS)
County of LAKE)


I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT *Mark Wagner and Mimi Wagner*, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 seal, this *8th* day of *May*, 20*15*

Commission expires *4/2*, 2017


Notary Public

STATE OF ILLINOIS, DEPARTMENT OF REVENUE STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT. I hereby declare that this deed represents a transaction exempt under provisions of Paragraph(e), Section 4, of the Real Estate Transfer Tax Act. Dated this *8th* day of *May*, 2015.

BY: 
Laura Picchietti Cox, Attorney

This instrument was prepared by Laura Picchietti Cox, 470 Michgamme Lane, Lake Forest, IL. 60045

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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 5/8/15, 2015

Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me
By the said Mark Warner
This 8th day of May, 2015
Notary Public [Signature]

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 5/8, 2015

Signature: [Signature], Trustee
Grantee or Agent



Subscribed and sworn to before me
By the said Mark Warner, Trustee
This 8th day of May, 2015
Notary Public [Signature]

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.)

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STATEMENT BY GRANTOR AND GRANTEE

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Dated 5/8, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said [Signature]
This 8th day of May, 2015
Notary Public [Signature]



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 5/8, 2015

Signature: [Signature] Trustee
Grantee or Agent

Subscribed and sworn to before me
By the said [Signature]
This 8th day of May, 2015
Notary Public [Signature]



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.)