

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

STATUTORY (ILLINOIS)

Doc#: 1521534089 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/03/2015 02:52 PM Pg: 1 of 5

THE GRANTORS, THOMAS E. SHIRMANG and CAROL J. SHIRMANG, married to each other, of 1629 S. Prairie Avenue, #2402, Chicago, Illinois, 60616, County of Cook, State of Illinois, for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEY and WARRANT to THOMAS E. SHIRMANG and CAROL J. SHIRMANG, as Co-Trustees of the Thomas E. Shirmang and Carol J. Shirmang Living Trust Agreement Dated July 28, 2015, of 1629 S. Prairie Avenue, #2402, Chicago, Illinois, 60616, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Address: 1629 S. Prairie Avenue, Chicago, Illinois, 60616

Permanent Index Number: Garage Unit GU-239, 17-22-304-092-1513

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **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 wither 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 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

City of Chicago  
Dept. of Finance  
692296



Real Estate  
Transfer  
Stamp

\$0.00

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part of the revision 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 changes 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 obligated to see to the application of any purchases money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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.

DATED this 28<sup>th</sup> day of July, 2015.

EXEMPT under provisions of Paragraph e, Section 4  
Real Estate Transfer Tax Act

Edward J. Mularz  
Agent

7/28/15  
Date

Thomas E. Shirmang  
Thomas E. Shirmang

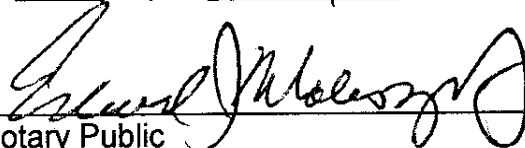
Carol J. Shirmang  
Carol J. Shirmang

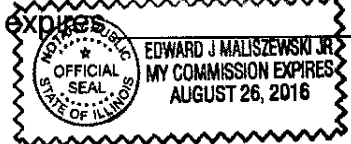
State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT THOMAS E. SHIRMANG and CAROL J. SHIRMANG, married to each other, are personally known to

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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.

Given under my hand and official seal, this 28<sup>TH</sup> day of JULY, 2015.

  
Notary Public

My Commission 

This instrument was prepared by:

Edward J. Maliszewski, Jr., Esq.  
Law Office of Edward J. Maliszewski, Jr.  
A Professional Corporation  
946 S. Oak Park Ave.  
Oak Park, Illinois 60304  
708 383-6626

MAIL TO:

Edward J. Maliszewski, Jr., Esq.  
Law Office of Edward J. Maliszewski, Jr.  
946 South Oak Park Avenue  
Oak Park, Illinois 60304

SEND SUBSEQUENT TAX BILLS TO:

Thomas E. Shirmang  
Carol J. Shirmang  
1629 S. Prairie Avenue, #2402  
Chicago, Illinois, 60616

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## LEGAL DESCRIPTION

PARCEL 1: UNIT GU-239 IN 1600 MUSEUM PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHWEST FRACTION 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0835010078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS SET FORTH IN AND CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT 0329632054, IN COOK COUNTY, ILLINOIS.

**Property address:**

**1629 S. Prairie Ave, Chicago, Illinois 60616  
Garage Unit GU-239**

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## STATEMENT OF GRANTOR/GRANTEE

The grantor or her agent affirms that, to the best of her 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.

Date: 7/28/15, 2015

Thomas E. Skurney  
Grantor or Agent

Subscribed and sworn to before me this 28th day of July, 2015.

Edward J. Maliszewski Jr.  
Notary Public



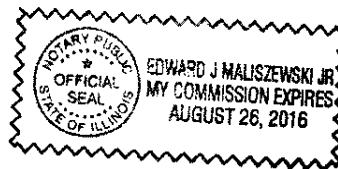
The grantee or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 7/28/15, 2015

Thomas E. Skurney  
Grantee or Agent

Subscribed and sworn to before me this 28th day of July, 2015.

Edward J. Maliszewski Jr.  
Notary Public



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.