

# UNOFFICIAL COPY



1526639069

Doc#: 1526639069 Fee: \$44.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/23/2015 03:26 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, John P. Schreier and Jaye R. Schreier, Husband and Wife, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto John Schreier as Trustee of the John Schreier Trust dated August 4, 2015, of which John Schreier is the primary beneficiary and Jaye R. Schreier as Trustee of the Jaye R. Schreier Trust created August 4, 2015, of which Jaye R. Schreier is the primary beneficiary, all beneficial interest in the following described Real Estate in the County of Cook and State of Illinois, to be held as tenants by the entirety, TO WIT:

Permanent Tax Number: 17-17-211-049-1001

### PARCEL 1:

UNIT 1 IN THE 1051 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBE REAL ESTATE:

THE WEST 25.58 FEET OF THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 26.64 FEET OF AFORESAID LOT 2 IN ASSESSOR'S SUBDIVISION OF BLOCK 13, EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0619834129, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE (P-4 AND P-5), A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

COED REVIEWER

PARCEL 3:

**UNOFFICIAL COPY**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is in violation of the trust.

In no case shall any party dealing with said Trustees or successor Trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreements were in full force and effect; (b) that such conveyance or other instrument ~~was~~ executed in accordance with the terms, conditions, and limitations contained in said trust agreements or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her or their predecessor in trust.

City of Chicago  
Dept. of Finance  
**694851**



Real Estate  
Transfer  
Stamp

**\$0.00**

9/23/2015 15:07

3049

Batch 10,558,314

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Street Address of above described property: 1051 West Monroe, Unit 1, Chicago, Illinois 60607

In Witness Whereof, the Grantors aforesaid have hereunto set their hand and seal this 10 day of 9 2015

[Signature] (Seal) [Signature] (Seal)

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Jennifer Guimond-Quigley, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that John Schreier and Jaye R. Schreier, in their own name and their own right, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including waiving right of homestead.

Given under my hand and Notarial Seal, this 10th day of September, 2015.

[Signature]  
Notary Public

Prepared by:  
Law Office of Jennifer Guimond-Quigley  
564 W Randolph St., 2<sup>nd</sup> Floor  
Chicago, IL 60661

Mail future tax bills to:  
John and Jaye R. Schreier  
215 N. Aberdeen, Unit 309-B  
Chicago, IL 60607

Property of Cook County Clerk's Office

STATEMENT BY GRANITOR AND GRANTEE

UNOFFICIAL COPY

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: 9/10/15

Signature:

[Handwritten Signature]
Grantor or Agent

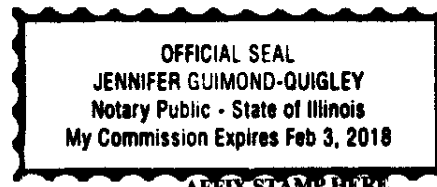
Dated: 9/10/15

Signature:

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me and by the said John Schreier and Jaye R. Schreier on 9/10/15

[Handwritten Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficiary 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: 9/10/15

Signature

[Handwritten Signature]
Grantee or Agent

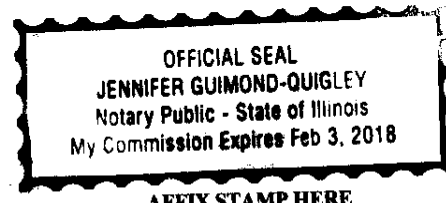
Dated: 9/10/15

Signature

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me and by the said John Schreier as Trustee of the John Schreier Trust dated August 4, 2015 and Jaye R. Schreier as Trustee of the Jaye R. Schreier Trust dated August 4, 2015 on 9/10/15

[Handwritten Signature]
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.