

DEED IN TRUST

THE GRANTOR,
CLAUDETTE MARTIN, a single woman,
of the City of Chicago, County of Cook,
State of Illinois for and in consideration of
Ten and no hundredths (\$10.00) DOLLARS
and other good and valuable consideration in hand
paid,



Doc#: 1527544043 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2015 12:34 PM Pg: 1 of 4

CONVEYS AND WARRANTS

unto CLAUDETTE MARTIN as Trustees of the Claudette Martin Living Trust, dated August 18th, 2015, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Permanent Real Estate Index Number: 11-30-307-181-0000
Address of Real Estate: 7502 Ridge Avenue, Unit B, Chicago, Illinois 60645

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys, 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 trust, 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 the present or in the future, 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 period 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 of 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 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 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.

Exempt Under Provisions of Paragraph E.4, Real Estate Transfer Tax Act.

9/22/15 *Charette*
Date Buyer, Seller or Representative

UNOFFICIAL COPY

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 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(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.

DATED this 22 day of Sept, 2015

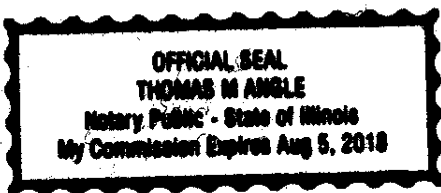
C. Martin (SEAL) _____ (SEAL)
CLAUDETTE MARTIN

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 Claudette Martin is 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 the said instrument as 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 official seal, this 22nd day of September, 2015.

(SEAL) _____
Notary Public



REAL ESTATE TRANSFER TAX		07-Oct-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
11-30-307-181-0000 20150901630531		0-862-437-248

This instrument was prepared by Michael F. Jordan, 4609 N. Western, Suite 100, Chicago IL 60625

Mail to:
Michael F. Jordan
Attorney at Law
4609 N. Western Ave.
Chicago, Illinois 60625

Send subsequent tax bills to:
Claudette Martin
7502 Ridge Avenue, Unit B
Chicago, Illinois 60645

REAL ESTATE TRANSFER TAX		02-Oct-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
11-30-307-181-0000 20150901630531		0-197-951-360

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EXHIBIT "A"

LEGAL DESCRIPTION

to 7502 N. Ridge, B, Chicago, Illinois 60645

PIN 11-30-307-181-0000

PARCEL 1:

THE NORTH 19.85 FEET OF THE SOUTH 48.18 FEET OF THE EAST 60.50 FEET OF THE WEST 1450.83 FEET OF LOT 2 IN PARTITION OF LOT 1, 10 AND 11 IN ASSESSOR'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 8 FEET OF THE EAST 23 FEET OF THE WEST 1348 FEET OF LOT 2 AFORESAID:

PARCEL 3:

EASEMENT AS CREATED BY WARRANTY DEED FROM JOSEPH WINKIN AND MARK WINKIN, HIS WIFE TO PRAIRIE STATE CONSTRUCTION COMPANY, DATED JUNE 30, 1955, AND RECORDED JULY 11, 1955 AS DOCUMENT 16295396:

FOR THE BENEFIT OF PARCELS 1 AND 2, AFORESAID FOR INGRESS AND EGRESS OVER AND ON THE EAST 18 FEET OF THE EAST 349 FEET OF THE WEST 1187 FEET OF LOT 2, AFORESAID.

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GRANTOR-GRANTEE
AFFIDAVIT
(for Exempt Transactions)

(For Recorder's Use Only)

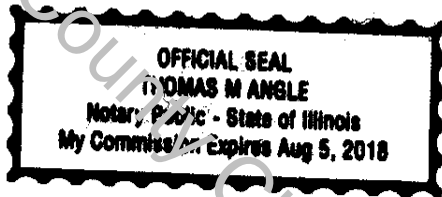
The seller/assignor or agent thereof hereby certifies that, to the best of his/her knowledge, the name of the buyer/assignee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTOR:

By: Claudette Martin
Claudette Martin, as Grantor

Subscribed and sworn to before me
this 22nd day of September, 2015.

[Signature]
NOTARY PUBLIC



The buyer/assignee or agent thereof hereby certifies that, to the best of his/her knowledge, the name of the buyer/assignee 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE:

By: Claudette Martin
Claudette Martin, as Grantee

Subscribed and sworn to before me
this 22nd day of September, 2015.

[Signature]
NOTARY PUBLIC



Attached to deed or assignment of beneficial interest to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.