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DEED IN TRUST (ILLINOIS)

Doc#: 1528910073 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2015 12:05 PM Pg: 1 of 4

THE GRANTOR, JMJ ENTERPRISES, L.L.C., an Illinois limited liability company, of 3856 Oakton St., Oakton St., Skokie, IL (the "Grantor"), for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Warrant unto

Chicago Title Land Trust Company
10 S. LaSalle St.
Chicago, IL 60603

not individually, but as Trustee under the provisions of a land Trust Agreement dated August 3, 2015, and known as Trust Number 8002368841, with any and all amendments thereto, and unto all and every successor or successors in trust under said trust agreement, the Grantor's interest in the following described real property in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO

Permanent Real Estate Index Number(s): 17-32-225-020-0000

Address of real estate: 3440 S. Morgan St., Chicago, IL 60608

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 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 time 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

Handwritten notes on the left margin: "S MM 1015", "P", "155T05755SL", "D"

Vertical stamp on the right margin: "Cook County Clerk's Office" with handwritten initials "N", "H", "N", "Y", "ID" next to it.

BOX 334 CT

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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 containing 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 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 and release 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 homestead from sale on execution or otherwise.

[SIGNATURE BLOCK CONTINUES ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX	07-Oct-2015
 CHICAGO:	5,550.00
CTA:	2,220.00
TOTAL:	7,770.00

17-32-225-020-0000 | 20151001633491 | 1-736-572-992

REAL ESTATE TRANSFER TAX	07-Oct-2015
  COUNTY:	370.00
ILLINOIS:	740.00
TOTAL:	1,110.00

17-32-225-020-0000 | 20151001633491 | 0-732-807-040

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IN WITNESS WHEREOF, the aforesaid grantor has hereunto set its hand and seal this 30th day of September, 2015.

JMJ Enterprises, L.L.C.

By:

[Signature]
Jeffrey Cagan, Manager

[Signature]
Joseph Gottesman, Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Cagan and Joseph Gottesman, 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 they signed, sealed and delivered said instrument as their free and voluntary act and as the free and voluntarily act of JMJ Enterprises, L.L.C., of which they are the managers, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of September, 2015.

My Commission expires: _____



Larry A. Chambers
NOTARY PUBLIC

This instrument was prepared by:

Larry A. Chambers
Attorney at Law
3856 Oakton St.
Skokie, IL 60076

MAIL TO:
Chicago Title Land Trust
10 S. LaSalle St. #2750
Chicago IL 60603

SEND SUBSEQUENT TAX BILLS TO:
Chicago Title Land Trust
10 S LaSalle St. #2750
Chicago IL 60603

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LEGAL DESCRIPTION

Order No.: 15ST05755SK

For APN/Parcel ID(s): 17-32-225-020-0000

Lot 1 in Block 2 in Tracy's Subdivision of Block 14 in Assessor's Division of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office