

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc#: 1529534054 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2015 10:55 AM Pg: 1 of 5

THE GRANTORS, John T. Hague a widower, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, CONVEYS AND QUIT CLAIMS to John T. Hague, not individually, but as Trustee of the JOHN T. HAGUE TRUST DATED October 2, 2015, as Grantee, (hereinafter referred to as "said trustee", regardless of the number of trustees), currently of 757 N. Orleans Street #1706, Chicago, Illinois 60654 and unto all and every successor or successor in trust under said trust agreement, 100% of the Grantors' interest in the following described real estate located

Legal Description see Exhibit "A" attached hereto and made part of

Property Tax Number: 17-09-201-018-1108

Commonly known as: 757 N. Orleans Street #1706, Chicago, Illinois 60654

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 and set forth herein.

Full power and authority are hereby granted to said trustees 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 trustees; 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, 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 thereof, 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

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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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust 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 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set his hands and seals this 2 day of October, 2015.

  
\_\_\_\_\_  
John T. Hague

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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 John T. Hague, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 2 day of October, 2015.



Mitchell Feinberg  
Notary Public

My commission expires: 11/1/18

This instrument was prepared by and after recording mail to:

Mitchell S. Feinberg  
Chuhak & Tecson, P.C.  
30 South Wacker Drive Suite 2600  
Chicago, IL 60606

Send subsequent tax bills to:

John T. Hague Trust  
757 N. Orleans Street #1706  
Chicago, IL 60654

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: OCTOBER 2, 2015

John T. Hague  
John T. Hague

City of Chicago  
Dept. of Finance  
696146



Real Estate  
Transfer  
Stamp  
\$0.00

10/21/2015 10 46  
55077

Batch 10,693,577

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 1706 IN THE 757 ORLEANS AT CHICAGO CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 17 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM MADE BY 327 CHICAGO, L.L.C. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0829718073, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME

#### PARCEL 2:

PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P69 AND STORAGE SPACE NO. S4B, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

NON-EXCLUSIVE PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 23, 2008 AS DOCUMENT NUMBER 0829718074 FOR INGRESS AND EGRESS IN, OVER, ON, ACROSS AND THROUGH THE NON-CONDOMINIUM PROPERTY FOR ACCESS PURPOSES TO STRUCTURAL SUPPORTS AND ANY FACILITIES OR UTILITIES LOCATED IN OR CONSTITUTING A PART OF THE COMMERCIAL PROPERTY OR THE NON-CONDOMINIUM PROPERTY.

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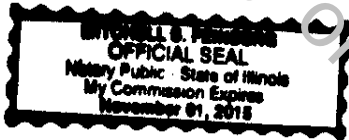
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: October 2, 2015

John T. Hague  
John T. Hague

SUBSCRIBED and SWORN to before me this 2 day of October, 2015.

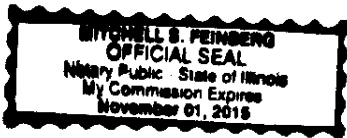


Mitchell Feinberg  
NOTARY PUBLIC  
My commission expires: 11/1/15

The grantee 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.

John T. Hague  
John T. Hague, Trustee

SUBSCRIBED and SWORN to before me this 2 day of October, 2015.



Mitchell Feinberg  
NOTARY PUBLIC  
My commission expires: 11/1/15

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 5 of the Illinois Real Estate Transfer Act.]