

UNOFFICIAL COPY



DEED IN TRUST

(Illinois)

Doc#: 1530815033 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/04/2015 01:33 PM Pg: 1 of 4

THE GRANTORS, Jonathon C. Much and Kaya K. Much, his wife, of the County of Cook and State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto:

Jonathon C. Much and Kaya Kristina Much
1033 N. Kingsbury Street
Chicago, Illinois 60610

as Trustees under the provisions of a trust agreement dated the 18th day of August, 2015 and known as the Jonathon C. Much and Kaya Kristina Much Joint Tenancy Trust (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement the following described real estate, in the County of Cook and State of Illinois, to wit:

Above Space for Recorder=s Use Only

See Exhibit A attached and made a part hereof

Permanent Real Estate Index Number: 17-04-316-078-0000

Address of real estate: 1033 N. Kingsbury Street, Chicago, Illinois 60610

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, street, 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 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 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

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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, hers or their predecessors 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

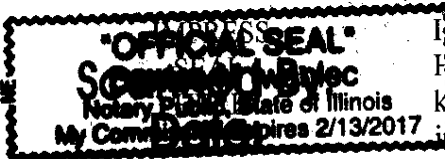
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 28 day of September, 2015.

[Signature] (SEAL)
Jonathon C. Much

[Signature] (SEAL)
Kaya K. Much

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 Jonathon C. Much and Kaya K. Much 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 the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of September, 2015.
Commission expires 2-13-2017, 20
[Signature]
NOTARY PUBLIC

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par 4(e)

Dated: 9/28/2015 Sign: [Signature]

This instrument was prepared by KANTOR APTER & ESPOSITO, LTD., 650 Dundee Road, Suite 160, Northbrook, Illinois 60062.

AFTER RECORDING, MAIL TO:
Myron Kantor
Kantor Apter & Esposito, Ltd.
650 Dundee Road, Suite 160
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
Jonathon C. Much and Kaya Kristina Much, Trustees
1033 Kingsbury Street
Chicago, Illinois 60610



UNOFFICIAL COPY**EXHIBIT A**

PARCEL 1: (TO BE KNOWN AS LOT 101 IN RIVER VILLAGE SUBDIVISION)
 THAT PART OF LOTS 1, 2, 3 AND 4 TOGETHER WITH ALL OF THE VACATED ALLEY LYING
 SOUTHWESTERLY OF AND ADJOINING SAID LOT 2 AND ALL OF THE VACATED ALLEY LYING
 NORTHWESTERLY OF AND ADJOINING SAID LOT 1, ALL IN OWNER'S RESUBDIVISION OF BLOCK 92 IN
 ELSTON'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4,
 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
 FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BEING THE INTERSECTION OF
 THE SOUTHERLY LINE OF WEST HOBBIE STREET AND THE WESTERLY LINE OF NORTH CROSBY
 STREET; THENCE SOUTHEASTERLY, ALONG A THE WESTERLY LINE OF NORTH CROSBY STREET,
 215.80 FEET; THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF
 WEST HOBBIE STREET, BEING A LINE FORMING AN ANGLE OF 90 DEGREES, 02 MINUTES, 02 SECONDS
 AS MEASURED SOUTHEAST TO SOUTHWEST, 86.37 FEET; THENCE NORTHWESTERLY, AT RIGHT
 ANGLES TO THE LAST DESCRIBED LINE, 44.99 FEET TO THE POINT OF BEGINNING; THENCE
 CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED LINE, 18.33 FEET; THENCE
 SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 49.50 FEET; THENCE
 SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 24.75 FEET; THENCE
 NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 18.29 FEET; THENCE
 NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.00 FEET; THENCE
 NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 6.59 FEET; THENCE
 SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 2.50 FEET; THENCE
 NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 10.62 FEET; THENCE
 NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 3.91 FEET; THENCE
 NORTHEASTERLY, 14.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 NON-EXCLUSIVE EASEMENTS FOR USE, ENJOYMENT, INGRESS AND EGRESS FOR THE BENEFIT OF
 PARCEL 1 AFORESAID, AS CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS AND
 COVENANTS FOR RIVER VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION DATED AUGUST 15,
 2003 AND RECORDED AUGUST 19, 2003 AS DOCUMENT NUMBER 0322139068, AS AMENDED FROM
 TIME TO TIME.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

17-04-316-078-0000
 1033 N. KINGSBURY ST, CHICAGO, IL 60610

City of Chicago
 Dept. of Finance
696796



Real Estate
 Transfer
 Stamp

11/4/2015 10:03
 25987

\$0.00

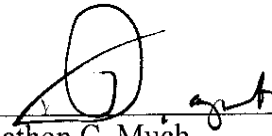
Batch 10,763,462

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their 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, 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: 9/24, 2015



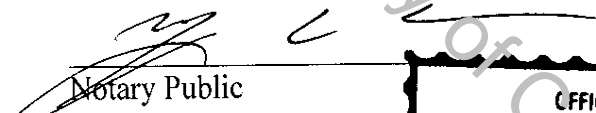
Jonathon C. Much

Subscribed and Sworn to before me

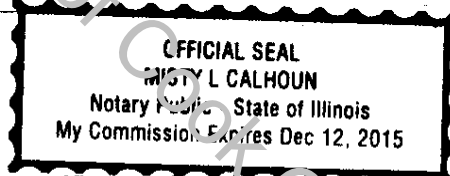
this 28TH day of SEPTEMBER, 2015



Kaya K. Much

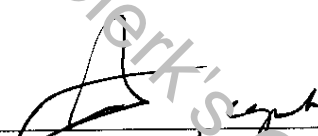


Notary Public



The grantees or their agent affirm and verify that 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.

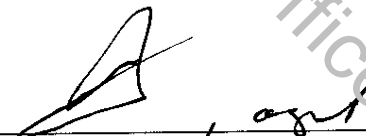
Dated: 9/24, 2015



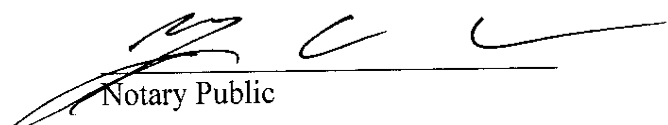
Jonathon C. Much, Trustee

Subscribed and Sworn to before me

this 28TH day of SEPTEMBER, 2015



Kaya Kristina Much, Trustee



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

