

# UNOFFICIAL COPY



## DEED IN TRUST

THE GRANTOR(S), THOMAS M. SERAFINE AND ALEXANDRA D. HOLT, husband and wife, of the City of CHICAGO, County of COOK, State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants

Doc#: 1536222023 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/28/2015 11:10 AM Pg: 1 of 4

an undivided  $\frac{1}{2}$  interest to:

THOMAS M. SERAFINE Not Individually, But as Trustee of the THOMAS M. SERAFINE DECLARATION OF TRUST Dated December 10, 2007, and any amendments thereto

and

an undivided  $\frac{1}{2}$  interest to:

ALEXANDRA D. HOLT, Not Individually but as Trustee of the ALEXANDRA D. HOLT DECLARATION OF TRUST Dated December 10, 2007, and any amendments thereto

LEGAL DESCRIPTION: see Exhibit "A" Attached hereto and made a part hereof.

Property commonly known as: 445 West Briar, Unit 2, Chicago, IL 60657

PIN: 14-28-105-084-1002

Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2015 and subsequent years.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following reasons:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument: that at the time of the execution and

City of Chicago  
Dept. of Finance  
699223



Real Estate  
Transfer  
Stamp

12/28/2015 10:32

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\$0.00

Batch 11,004,182

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person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustees herein named, to act, or upon their removal from the County, the successor trustee appointed in the declaration of trust herein described shall be the successor trustee herein, with the like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

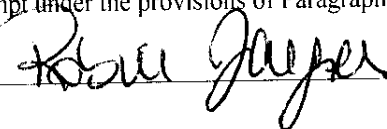
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution otherwise.

DATED this 6 day of Nov, 2015

 (SEAL)  
**THOMAS M. SERAFINE**

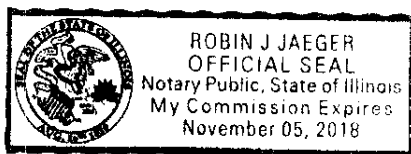
 (SEAL)  
**ALEXANDRA D. HOLT**

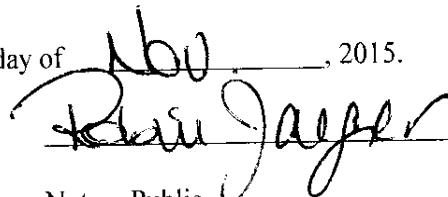
Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code

By: 

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 **THOMAS M. SERAFINE AND ALEXANDRA D. HOLT**, personally known to me to be the same person(s) whose name(s) is 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of Nov, 2015.



  
Notary Public

Prepared By and Mail To:  
Vincent Sansonetti  
Attorney at Law  
5521 N. Cumberland Avenue, #1109  
Chicago, IL 60656

Send Subsequent Tax Bills To:  
Mr. Thomas M. Serafine  
445 W. Briar, Unit 2  
Chicago, IL 60657

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EXHIBIT "A"

STREET ADDRESS: 445 W BRIAR

UNIT 2

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-28-105-084-1002

**LEGAL DESCRIPTION:**

UNIT 2 IN THE 445 WEST BRIAR CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 39 FEET OF LOT 4 IN BLOCK 5 IN OWNERS'S DIVISION OF BRAUCHMAN AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1896, IN BOOK 72, PAGE 4 AS DOCUMENT 2463520, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 9, 1995 AS DOCUMENT NUMBER 95099643; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 95099643

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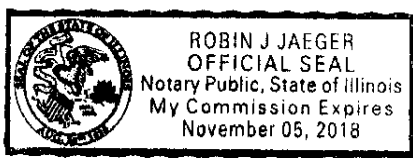
## STATEMENT OF GRANTOR AND GRANTEE

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, 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 Nov. 6, 2015 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 6 day of Nov., 2015.

Robin Jaeger  
Notary Public



The Grantee or his Agent affirms and verifies 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 and hold title to real estate under the laws of the State of Illinois.

Dated Nov. 6, 2015 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 6 day of Nov., 2015.

Robin Jaeger  
Notary Public

