

# UNOFFICIAL COPY

DEED IN TRUST



Doc#: 1602144009 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2016 10:52 AM Pg: 1 of 4

THE GRANTOR, DOMINICA MURPHY, widowed and not since remarried, of the County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, Conveys and Quits Claim unto DOMINICA MURPHY, as Trustee under the provisions of the Murphy Family Trust dated July 22, 2011 (hereinafter referred to as "said trustee"), and unto all and every successor or successors in trust under said Declaration, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 705 AND PARKING SPACE 23 AND PARKING SPACE 28 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044, IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 705, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044

Permanent Real Estate Index Number: 17-32-402-026-1060

Address of real estate: 974 West 35<sup>th</sup> Place Unit 705, Chicago, IL 60609

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 declaration 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, highway or alleys; to vacate any subdivision or part thereof, and to resubdivide said

*Yarbrough*

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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, 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 instruments 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.

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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 22nd day of July, 2015.

 (SEAL)  
DOMINICA MURPHY

REAL ESTATE TRANSFER TAX	21-Jan-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-32-402-026-1060 | 20151201656915 | 0-015-416-384

REAL ESTATE TRANSFER TAX	21-Jan-2016
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-32-402-026-1060 | 20151201656915 | 1-092-402-240

\* Total does not include any applicable penalty or interest due.

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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  
aforementioned DO HEREBY CERTIFY that DOMINICA MURPHY, widowed and not  
since remarried, 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.

Given under my hand and official seal, this 22nd day of July, 2015.

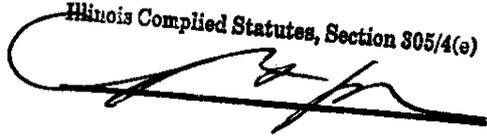
My commission expires July 23, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC



Exempt Under Provisions of Chapter 35

Illinois Compiled Statutes, Section 805/4(a)



This instrument was prepared by: Matthew F. Zubek, 8855 S. Ridgeland Ave., Ste. 211,  
Oak Lawn, Illinois 60453.

MAIL TO:

Matthew F. Zubek  
8855 S. Ridgeland Ave., Ste. 211  
Oak Lawn, Illinois 60453

SEND SUBSEQUENT TAX BILLS TO:

DOMINICA MURPHY  
3334 South Lowe  
Chicago, Illinois 60616

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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 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 July 22, 2015 Signature: Dominica Murphy  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 22nd day of July, 2015.

[Signature]  
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 July 22, 2015 Signature: Dominica Murphy  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 22nd day of July, 2015.

[Signature]  
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 a Class A misdemeanor for subsequent offenses.

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