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Mail Subsequent Tax Bills To:

Robert D. Pienta, as Trustee
8711 W. Bryn Mawr, Unit 207
Chicago, IL 60631



Doc#: 1602519131 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/25/2016 12:59 PM Pg: 1 of 5

After Recording Mail To:

Mildred V. Palmer
Waltz, Palmer & Dawson, LLC
3701 Algonquin Road, Ste 300
Rolling Meadows, IL 60008

DEED IN TRUST

This Deed in Trust is executed this 29th day of December, 2015, by the first party, Grantor, Robert D. Pienta, a widower and surviving joint tenant of Katherine A. Pienta, deceased, hereby Quit Claims all interest in the following described real estate to the Grantee, Robert D. Pienta, as Trustee of the Robert D. Pienta Revocable Living Trust dated December 29, 2015 of Cook County, Illinois.

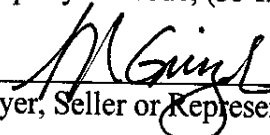
Witnesseth, that the first party, individually, for good consideration in the form of peace of mind and in furtherance of estate planning goals, and for the sum of ten dollars (\$10.00) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party, individual, forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, in the State of Illinois to wit:


See Attached Legal Description



Property Address: 8711 W. Bryn Mawr, Unit 207, Chicago, IL 60631

"Exempt under the provisions of ¶e, §31-45, property tax code, (35 ILCS 200/31-45)."

Dated: 12/29/2015


Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		25-Jan-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		25-Jan-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-11-104-032-1007 | 20160101661342 | 1-684-103-744

12-11-104-032-1007 | 20160101661342 | 1-860-615-232

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

RUSTO

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The Trustee or Trustees hereby declare that they have and hold said real estate and appurtenances thereto upon the trusts set forth in the trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of those powers granted to the beneficiary under the terms of the trust and state law, and such rights in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trusts any or all of the title and estate of the trust and any powers vested in the trustee; (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew or extend or modify any existing lease.
3. **Third Party Dealings:** 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 the application of the purchase money, loan proceeds, rental income, or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument 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 delivery of any of the aforesaid instruments, the trust agreements described above were in full force and effect; that said instruments 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 agreements; and if said instruments are executed by a successor or successors in trust, that he or she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.
4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. 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 laws of the State of Illinois in such case made and provided.

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Signatures:

Signed and agreed on this 29th day of December, 2015, by the following:

Robert D. Pienta
Robert D. Pienta, Grantor

Robert D. Pienta
Robert D. Pienta, as trustee of the
Robert D. Pienta Revocable Living Trust, Grantee

Witnesses:

We, the undersigned, hereby certify that the above instrument, including the witness signatures, was signed in our sight and presence by the above persons as Grantor and Grantees. At the request of, and in the sight and presence of the above person, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: Net. Nett
Name: Natasia Aeller
City: Algonquin State: Illinois

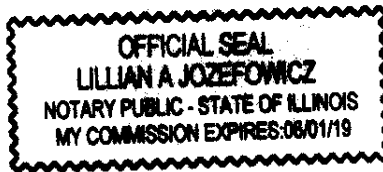
Witness Signature: Monica Giugliano Barba
Name: MONICA GIUGLIANO BARBA
City: Rolling Meadows State: Illinois

STATE OF ILLINOIS
COUNTY OF COOK

Grantor appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the instrument and acknowledged to me that he executed the instrument in his authorized capacity as Grantor and Grantee, and that by his signatures on the instrument he executed the instrument.

Witness my hand and official seal:

Lillian A. Jozefowicz
Notary Public



This instrument was prepared by:
Mildred V. Palmer, 3701 Algonquin Road, Suite 300, Rolling Meadows, IL 60008
without examination of title based on information provided by Grantors.

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LEGAL DESCRIPTION

Parcel 1:

Unit Number 207 in 8711 W. Bryn Mawr Condominium, as delineated on Plat of Survey of the following described real estate:

In that part of Lots 16 to 20, both inclusive, and lots 42 to 45, both inclusive, in Chicago's Forest Ridge Estates, being a subdivision of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, lying below a horizontal plane of 81.35 feet above Chicago City Datum, all in Cook County, Illinois, which plat is attached as Exhibit "A" to the Declaration of Condominium recorded may 30, 2002 and Document 0020610405, together with its undivided percentage interest of the common elements appurtenant to the unit as set forth in said declaration.

Parcel 2:

The exclusive right to the use of limited common elements known as Storage Space 47 and Parking Spaces No. 13 and No. 25 as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0020610405.

Address of Property: 8711 W. Bryn Mawr, Unit 207
PIN: 12-11-104-032-1007

Property of Cook County Clerk's Office

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Statement by Grantor and Grantee

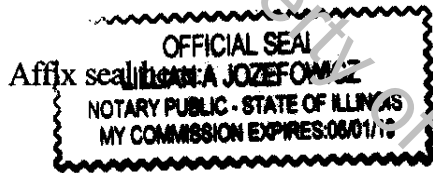
GRANTOR:

The Grantor, or his and her agent affirms that, to the best of their knowledge, the name of Grantor 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 this 29th day of December, 2015.

Signed Robert D. Pienta *Robert D Pienta*

Subscribed and sworn to before me by the grantor this 29th day of December, 2015.



Lillian A Jozefowicz
Notary Public

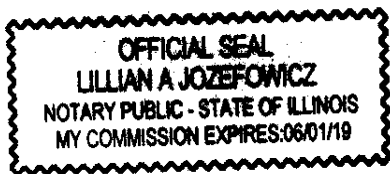
GRANTEE:

The Grantee or his or her agent affirms that, to the best of their knowledge, the name of 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 this 29th day of December, 2015.

Signed Robert D. Pienta *Robert D Pienta*
As trustee of the Robert D. Pienta Revocable Living Trust

Subscribed and sworn to before me by the Grantees this 29th day of December, 2015.



Lillian A Jozefowicz
Notary Public