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Doc#: 1604918024 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 09:46 AM Pg: 1 of 5

Prepared by and mail to:
BARTLEY F. GOLDBERG
Attorney at Law
3903 N. Kildare Ave.
Chicago, IL 60641

PIN # 14-33-422-068-1300

QUIT CLAIM DEED INTO TRUST

THIS INDENTURE WITNESSETH, That the grantor(s) Dennis Fontagneres, an unmarried man, of 3 Falkirk Road Hawthorn Woods, IL 60047, in the County of Lake and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM unto Dennis Fontagneres as Trustee of the Dennis Fontagneres Declaration of Trust, dated February 5, 2016, and to all and every successor or successors in trust under said trust agreements, all right and title to the following described Real Estate in the County of Cook and State of Illinois, to wit:

Legal Description:

See attached Exhibit "A"


SUBJECT TO: NA



PERMANENT TAX NUMBER: 14-33-422-068-1300

Address(es) of Real Estate: 1636 N. Wells Avenue, Unit 2607, Chicago, Illinois 60614

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.

RW1570

REAL ESTATE TRANSFER TAX	18-Feb-2016
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	18-Feb-2016
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

14-33-422-068-1300 | 20160201670902 | 1-264-339-520

14-33-422-068-1300 | 20160201670902 | 0-651-971-136

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

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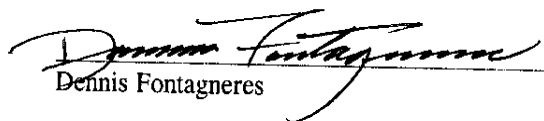
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 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 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 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 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.

And the said grantor(s) hereby expressly waive(s) 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 grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 5th day of February, 2016.


Dennis Fontagneres

(SEAL)

(SEAL)

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State of Illinois County of Cook

I, Bartley F Goldberg, a Notary Public in and for said County, in the State aforesaid, do hereby certify Dennis Fontagneres, personally known to me to be the same person(s) whose name(s) 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5th day of February, 2016



[Signature]
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 2-5-16

[Signature]
Signature of Buyer, Seller/or Representative

Prepared By:
Bartley F. Goldberg
3903 N. Kildare Ave.
Chicago, Illinois 60641

Name & Address of Taxpayer:
Dennis Fontagneres
3 Falkirk Road
Hawthorn Woods, IL 60047

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Exhibit "A"

14-33-422-068-1300

PARCEL 1:

UNIT NUMBER 2607 IN AMERICANA TOWERS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

SUBDIVISION LOT 14 IN THE SUBDIVISION OF LOTS 14 TO 19, AND THE SOUTH 63 FEET OF LOT 13 IN GALE'S NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

ALSO

LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 20 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID

ALSO

LOTS AND PART OF LOT IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1970 KNOWN AS TRUST NUMBER 41015, RECORDED AS DOCUMENT NUMBER 24267612, AND FILED AS DOCUMENT NUMBER LR2991060, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS CREATED BY GRANT DATED OCTOBER 26, 1926 AND FILED OCTOBER 29, 1926 AS DOCUMENT NUMBER LR326084, FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE SOUTH 8 FEET OF LOT 4 (EXCEPT THAT PART TAKEN FOR NORTH FRANKLIN STREET) IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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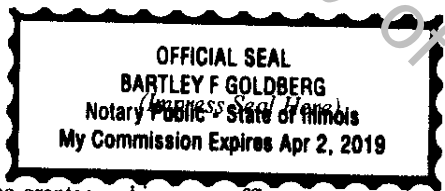
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: 2-5-16

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on 2-5-16



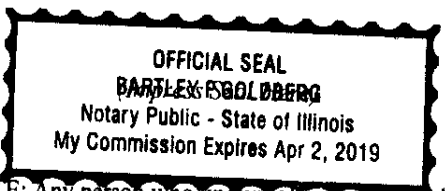
[Signature]
Notary Public

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.

Date: 2-5-16

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on 2-5-16



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