



Doc#: 1605604026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/25/2016 11:03 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

160173800980

MAIL TO:
Alfred S. Lee
PLUYMERT, MACDONALD, HARGROVE & LEE, LTD.
2300 Barrington Rd., Ste. 220
Hoffman Estates, IL 60016

NAME & ADDRESS OF TAXPAYER:
Robert S. Saltzstein
2510 N. Bosworth Ave.
Chicago, IL 60614

THE GRANTOR, Robert S. Saltzstein, an unmarried person/widow/widower, of 2510 N. Bosworth Ave., City/Village of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, ROBERT S. SALTZSTEIN, of 2510 N. Bosworth Ave., Chicago, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated January 5, 2016, and known as the ROBERT S. SALTZSTEIN TRUST (hereinafter referred to as "said trustee" regardless of the number of trustees), of which he is the settler, sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:

STREET ADDRESS: 2510 N BOSWORTH AVENUE
CITY: CHICAGO IL 60614 COUNTY: COOK
TAX NUMBER: 14-29-311-044-0000

LEGAL DESCRIPTION:
PARCEL 1: THE NORTH 21.0 FEET OF THE EAST 49.0 FEET OF THE SOUTH 112.0 FEET OF LOTS 15 AND 16, TAKEN AS A TRACT IN JOHN V. LABAINE'S AND C. LABAINE'S SUBDIVISION OF THE SOUTH 4.01 CHAINS OF THE NORTHWEST QUARTER OF BLOCK 42 IN SEE FIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE MUTUAL EASEMENT GRANT AND MAINTENANCE AGREEMENT RECORDED JUNE 15, 1994 AS DOCUMENT NUMBER 94528687

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE WRIGHTWOOD PARK EASEMENT AGREEMENT RECORDED AUGUST 2, 1994 AS DOCUMENT NUMBER 94682941

2510 N. Bosworth Ave, CHICAGO, IL 60614

1429-311-044-0000

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Act.

1.5.2016
Date

Grantor or Agent

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.

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

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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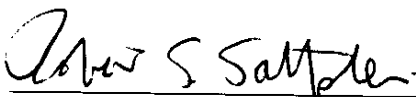
successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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, hers or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 1.5, 2016.


 ROBERT S. SALTZSTEIN

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

REAL ESTATE TRANSFER TAX 23-Feb-2016



CHICAGO: 0.00
 CTA: 0.00
 TOTAL: 0.00 *

14-29-311-044-0000 | 20160201670996 | 2-027-510-336

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

REAL ESTATE TRANSFER TAX 23-Feb-2016



COUNTY: 0.00
 ILLINOIS: 0.00
 TOTAL: 0.00

14-29-311-044-0000 | 20160201670996 | 1-464-425-024

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ROBERT S., 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 this person signed, sealed and delivered the said instrument as this person's 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 notary seal, this January 5, 20 16.



[Handwritten Signature]
Notary Public

Prepared by Alfred S. Lee, Pluymert, MacDonald, Hargrove, & Lee, Ltd., 2300 Barrington Rd., Ste. 220 Hoffman Estates, IL 60016, 847-310-0025

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

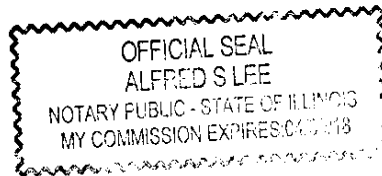
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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.

1.5.2016
Date

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this 1st day of January, 20 16

[Handwritten Signature]
Notary Public



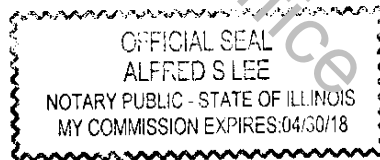
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

1.5.2016
Date

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this 1st day of January, 20 16

[Handwritten 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 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.)