

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTORS, RICHARD MATTHEWS and LINDA MATTHEWS, husband and wife, of the County of DuPage and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT an undivided one-half (1/2) interest unto RICHARD DUANE MATTHEWS, SR. and LINDA CLOONAN MATTHEWS, of 5603 Durand Drive, Downers Grove, IL 60516, as Co-Trustees under the provisions of a trust agreement dated the 26 day of Feb, 2016, and known as the RICHARD DUANE MATTHEWS, SR. DECLARATION OF TRUST, and an undivided one-half (1/2) interest unto LINDA CLOONAN MATTHEWS and RICHARD DUANE MATTHEWS, SR., of 5603 Durand Drive, Downers Grove, IL 60516, as Co-Trustees under the provisions of a trust agreement dated the 11 day of Feb, 2016, and known as the LINDA CLOONAN MATTHEWS DECLARATION OF TRUST (hereinafter referred to as "said trustee" regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:



Doc#: 1606929009 Fee: \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 03/09/2016 10:57 AM Pg: 1 of 4

The South 60 feet (except the West 400 feet thereof) of Lot 6 and 7 (except the West 400 feet thereof) in the Assessors' Division of Lots 1 and 2 in the Subdivision by the City of Chicago of the East Fractional 1/2 of Section 23, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, said premises being otherwise described as follows:

Beginning at a point in the South line of said Lot 7, 400 feet East of the West line thereof (said West line being coincident with the West line of the Northeast Fractional 1/4 of Section 28 aforesaid) thence North parallel with the West line of Lots 7 and 6 aforesaid 199.3 feet; thence East parallel with the South line of said Lot 7 to the dividing or boundary line between the lands of Lincoln Park Commissioners and the lands of Shore Owners as established by Decree of the Circuit Court of Cook County of Illinois, entered October 31, 1904 in Case Number 256886 entitled "August A. Lehman and Others against Lincoln Park Commissioners" running thence Southeasterly along said boundary line to the South line of said Lot 7 and running thence West along said South line to the place of beginning, which survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 2800 Lake Shore Drive Condominium Association made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated October 2, 1978 and known as Trust Number 45204, filed in the Office of the Registrar of Titles of Cook County, Illinois, as Document LR 3096368; together with an undivided percentage interest in the Parcel (excepting from the Parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois.

PIN: 14-28-207-004-1484

Address of real estate: 2800 North Lake Shore Drive, Unit 3112, Chicago, IL 60657

Exempt under provisions of Paragraph C, Section 31-45, Real Estate Transfer Tax Act.

2-26-16
Date

Eileen R. Fitzgerald
Buyer, Seller or Representative

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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.

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, highways or alleys; 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 in 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, 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 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.


If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.



And the said Grantors hereby expressly waive 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 Grantors aforesaid have hereunto set their hands and seals this 26 day of Feb, 2016.


RICHARD MATTHEWS


LINDA MATTHEWS

| | |
|---|---------------|
| REAL ESTATE TRANSFER TAX | 04-Mar-2016 |
|  | CHICAGO: 0.00 |
| | CTA: 0.00 |
| | TOTAL: 0.00 |

| | |
|--|----------------|
| REAL ESTATE TRANSFER TAX | 09-Mar-2016 |
|   | COUNTY: 0.00 |
| | ILLINOIS: 0.00 |
| | TOTAL: 0.00 |

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State of Illinois, County of DuPage SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD MATTHEWS and LINDA MATTHEWS, husband and wife, personally known to me to be the same persons whose names 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 official seal, this 16 day of February, 2016.

Eileen R. Fitzgerald
Notary Public



PROPERTY of Cook County Clerk's Office

This instrument was prepared by: Eileen R. Fitzgerald, Attorney at Law, 1561 Warren Avenue, Downers Grove, IL 60515.

Mail to:
Eileen R. Fitzgerald
Attorney at Law
1561 Warren Avenue
Downers Grove, IL 60515

Send subsequent tax bills to:
Richard and Linda Matthews
5603 Durand Drive
Downers Grove, IL 60516

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor of 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: 2-26-16 Signature: Eileen R. Fitzgerald
Agent

SUBSCRIBED AND SWORN TO
before me by the said EILEEN R.
FITZGERALD this 26th day of
February, 2016

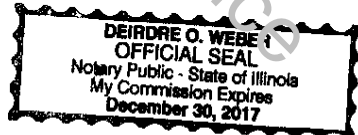


Notary Public Deirdre Weber

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: 2-26-16 Signature: Eileen R. Fitzgerald
Agent

SUBSCRIBED AND SWORN TO
before me by the said EILEEN R.
FITZGERALD this 26th day of
February, 2016



Notary Public Deirdre Weber

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)