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QUIT CLAIM DEED IN TRUST

THE GRANTORS, Richard T. Bailey and Brienne M. Letourneau, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00), CONVEY AND QUIT CLAIM to Richard T. Bailey and Brienne M. Letourneau, husband and wife, not individually, but as co-trustees of the BAILEY AND LETOURNEAU FAMILY LIVING TRUST DATED MARCH 10, 2016, whose address is 2853 N. Halsted Avenue, Unit 303, Chicago, IL 60657 (the "Grantee") (hereinafter referred to as "said trustees" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, of the

Grantors' 100% interest in the following described real estate in the County of Cook, State of Illinois, to wit:

See Legal Description as Exhibit A attached hereto and made a part hereof

Property Tax Numbers: 14-28-114-084-1006, 14-28-114-084-1015 and 14-28-114-084-1016

Commonly known as: 2853 N. Halsted Avenue, Unit 303, P-7 & P-8, Chicago, IL 60657.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein. **The trust has as its respective grantors, a husband and wife, and said husband and wife are the primary beneficiaries of said trust, and the interests of the husband and wife in the property are to be held as tenancy by the entirety, as per 765 ILCS 1005/1c.**

Full power and authority are hereby granted to said trustees 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 trustees; 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



Doc#: 1607419155 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/14/2016 03:47 PM Pg: 1 of 6

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to time, 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 thereof, 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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.


IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 10th day of March, 2016.





Richard T. Bailey



Brienne M. Letourneau

REAL ESTATE TRANSFER TAX		14-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-28-114-084-1006 20160301678930 0-106-923-584		

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

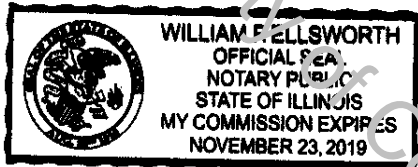
REAL ESTATE TRANSFER TAX		14-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-28-114-084-1006 20160301678930 1-357-080-128		

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard T. Bailey and Brienne M. Letourneau, 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, if any.

Given under my hand and official seal, this 10th day of March, 2016.



William F. Ellsworth
Notary Public

My commission expires: 11/23/19

This instrument was prepared by and after recording mail to:

William P. Ellsworth
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Ste. 2600
Chicago, IL 60606

Send subsequent tax bills to:

BAILEY AND LETOURNEAU FAMILY
LIVING TRUST
2853 N. Halsted Avenue, Unit 303
Chicago, IL 60657

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: March 10, 2016.

Richard T. Bailey
Richard T. Bailey

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION****PARCEL 1:**

UNITS 303 AND P-7 & P-8 IN THE 2853 N. HALSTED CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1A:

LOTS 7 (EXCEPT THE NORTH 13.68 FEET), 8 AND 9 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) IN THE SUBDIVISION OF LOT 15 (EXCEPT THAT PART TAKEN FOR HALSTED STREET) IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

THE NORTH 59.90 FEET OF THE WEST 150.00 FEET (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 16 IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART FALLING IN THE DESCRIPTION BELOW WHICH WAS SUBMITTED TO THE 2847 NORTH HALSTED STREET CONDOMINIUM BY DECLARATION RECORDED JUNE 15, 2007 AS DOCUMENT 0716615062 BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTH 59.90 FEET OF THE WEST 150.00 FEET OF SAID BLOCK 16, BEING A POINT ON THE EAST LINE OF NORTH HALSTED STREET; THENCE NORTH ALONG THE EAST LINE OF HALSTED STREET, A DISTANCE 57.67 FEET; THENCE EAST AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 141.89 FEET TO THE WEST LINE OF A PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE OF PUBLIC ALLEY, A DISTANCE OF 58.03 FEET TO THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 141.86 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF PARCEL OF LAND, KNOWN AS COMMERCIAL PARCEL), LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION +20.19 FEET (CITY OF CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +31.35 FEET (CITY OF CHICAGO DATUM), MORE PARTICULAR PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE FINISHED SURFACE OF INTERIOR WALLS OF 4 STORY BRICK BUILDING (COMMONLY KNOWN AS 2853-55 N. HALSTED ST.), SAID POINT BEING 8.60 FEET SOUTH AND 2.74 FEET EAST FROM THE NORTHWEST PROPERTY CORNER; THENCE EAST 6.09 FEET; THENCE NORTH 0.36 FEET; THENCE EAST 8.41 FEET; THENCE SOUTH 4.72 FEET; THENCE EAST 40.00 FEET; THENCE SOUTH 14.99 FEET; THENCE EAST 2.45 FEET; THENCE SOUTH 5.92 FEET; THENCE WEST 7.11 FEET; THENCE SOUTH 0.56 FEET; THENCE EAST 7.11 FEET; THENCE SOUTH 7.52 FEET; THENCE EAST 5.60 FEET; THENCE SOUTH 7.28 FEET; THENCE EAST 1.20 FEET; THENCE SOUTH 6.23 FEET; THENCE WEST 14.15 FEET; THENCE SOUTH 7.01 FEET; THENCE WEST 40.50 FEET; THENCE NORTH 7.15 FEET; THENCE WEST 9.05 FEET; THENCE NORTH 16.60 FEET; THENCE EAST 6.01 FEET; THENCE NORTH 13.59 FEET; THENCE WEST 6.06 FEET; THENCE NORTH 16.53 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

(ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

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EXHIBIT "A" LEGAL DESCRIPTION

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 2012 AS DOCUMENT 1212945073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS,


PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-303 AND ROOF DECK R-303, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 1212945073.

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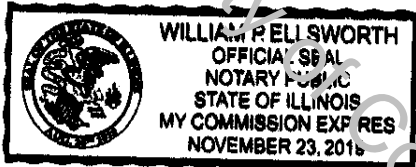
STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: March 10, 2016


Richard T. Bailey


SUBSCRIBED and SWORN to before me this 10th day of March, 2016.



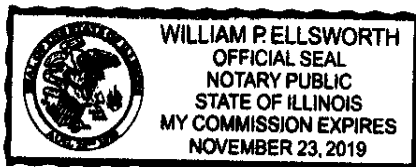

NOTARY PUBLIC
My commission expires: 11/23/19

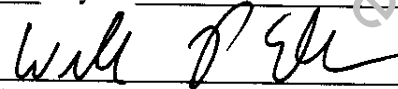
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: March 10, 2016


Richard T. Bailey, Co-Trustee

SUBSCRIBED and SWORN to before me this 10th day of March, 2016.




NOTARY PUBLIC
My commission expires: 11/23/19

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 5 of the Illinois Real Estate Transfer Act.]