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ATTORNEYS' TITLE GUARANTY FUND, INC.



1607642020

Doc#: 1607642020 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2016 09:54 AM Pg: 1 of 5

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor(s), Michael Sturgill and Milena Sukovic, husband and wife, of the County of Lake and State of Illinois, for and in consideration of Ten and no/00 dollars, and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto AIG TRUST COMPANY, an Illinois Corporation as Trustee under a trust agreement dated the 4 th day of January, 2016, known as Trust Number L016-033 the following described real estate in the County of Cook and State of Illinois, to wit:

See legal descriptions attached.

Permanent Index Number: 20-14-209-031-1025
Commonly known as: 5656 S. Dorchester Avenue, Unit 3, Chicago, IL 60637

* Permanent Tax Number: 17-16-238-021-0000 *
Commonly known as: 235 W. Van Buren Street #3001, Chicago, Illinois 60607 (P-163 & 164 included)
Street Address City State

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such

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and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 4th day of JANUARY, 2016.

(Seal)

X M. Sturgill

(Seal)

(Seal)

A. Sukovic

(Seal)

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL STURGILL + MIENA SUKOVIC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 4th day of JAN, 2016.

Walter Schummer

Notary Public

Mail this recorded instrument to:

WALTER SCHUMMER
Law Offices of
WALTER SCHUMMER, P.C.
137 West Park Avenue
Libertyville, IL 60048

Mail future tax bills to:

ATG TRUST COMPANY TRUST # 1016-033
1 SOUTH WACKER DRIVE, 24th FLOOR
CHICAGO, IL 60606

This instrument prepared by:

WALTER SCHUMMER
Law Offices of
WALTER SCHUMMER, P.C.
137 West Park Avenue
Libertyville, IL 60048



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-16-238-021-0000

Property Address:

235 W. Van Buren, Unit 3001 & P-163 & P-164
Chicago, IL 60607

Legal Description:

UNIT 3001 AND PARKING UNIT P-163 & P-164 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION:**

UNIT 5656-3 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):
 LOTS 10 TO 12, BOTH INCLUSIVE, IN BLOCK 64 IN HOPKIN'S ADDITION TO HYDE PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 22558480, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-14-209-031-1025
 Commonly Known As: 5656 S. Dorchester Avenue, Unit 3, Chicago, IL 60637

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5
 SECTION 4, REAL ESTATE TRANSFER ACT.
 DATE: 1-4-2016

[Handwritten Signature]

REAL ESTATE TRANSFER TAX 11-Mar-2016

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-16-238-021-0000 | 20160301676152 | 1-883-506-240

REAL ESTATE TRANSFER TAX 11-Mar-2016

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-16-238-021-0000 | 20160301676152 | 1-777-018-432

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

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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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.

Dated January 4, 2016

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before me this

4th day of January, 2016
Day Month Year



[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, 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 January 4, 2016

[Signature]
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

4th day of January, 2016
Day Month Year



[Signature]
Notary Public