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Doc#: 1608919024 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2016 09:10 AM Pg: 1 of 4

DEED IN TRUST

Ronald W. Gilliat and Karen L.
Gilliat, husband and wife,
of 6267 N. Leona Ave.
Chicago, IL 60646,
Grantors,

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Conveys and (WARRANTS) unto:

An undivided one-half (1/2) interest in:

**RONALD W. GILLIAT AS TRUSTEE OF THE RONALD W. GILLIAT TRUST DATED JULY 6, 2015,
Trust #1**

And an undivided one-half (1/2) interest in:

**KAREN L. GILLIAT AS TRUSTEE OF THE KAREN L. GILLIAT TRUST DATED JULY 6, 2015,
TRUST #1**

Both of 6267 N. Leona Ave., Chicago, IL 60646

(name & address of Grantee)

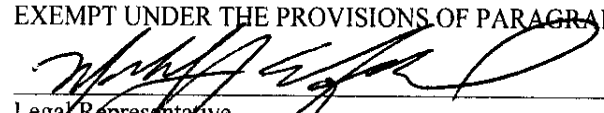
and (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

LEGAL DESCRIPTION IS ATTACHED

Permanent Real Estate Index Number(s): 13-12-411-083-1005

Address(es) of real estate: 4960 N. Western Ave., Unit 2S, Chicago, IL 60625

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE.


Legal Representative

dated: JULY 6, 2015

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 subdivided said premises or any part thereof: to dedicate parks, street, 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 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 period 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.

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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 land 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 her hand and seal this 6th day of July, 2015.

Ronald Gilliat (SEAL)
RONALD W. GILLIAT

Karen L. Gilliat (SEAL)
KAREN L. GILLIAT

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD W. GILLIAT and KAREN L. GILLIAT, 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 6 day of JULY, 2015

Commission expires Dec 16 2015

[Signature]
NOTARY PUBLIC

This instrument was prepared by: Michael J. Cornfield
Attorney at Law
6153 N. Milwaukee Ave., Chicago, IL 60646



MAIL TO: SEND SUBSEQUENT TAX BILLS TO

Michael J. Cornfield Ronald and Karen Gilliat

6153 N. Milwaukee Ave. 6267 N. Leona
ADDRESS ADDRESS

Chicago, Illinois 60646 Chicago, IL 60646
City State and Zip City, State and Zip

UNOFFICIAL COPY**PARCEL 1:**

UNIT NUMBER 2S IN THE 4960 WESTERN CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST AND PARALLEL WITH A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12) AND LOT 12 (EXCEPT PART WITHIN EAST 50 FOOT SECTION), IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWANVILLE, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0801103023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:



THE (EXCLUSIVE) RIGHT TO THE USE OF PROPOSED PARKING P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0801103023.

Address of Real Estate: 4960 N. Western Ave., Unit 2S, Chicago, IL 60625
PIN: 13-12-411-083-1005

REAL ESTATE TRANSFER TAX	29-Mar-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-12-411-083-1005 | 20160301684835 | 0-986-478-144

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

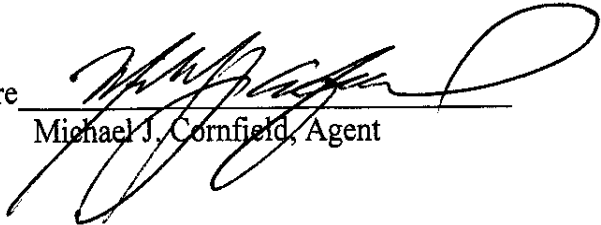
REAL ESTATE TRANSFER TAX	29-Mar-2016
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-12-411-083-1005 | 20160301684835 | 0-390-051-392

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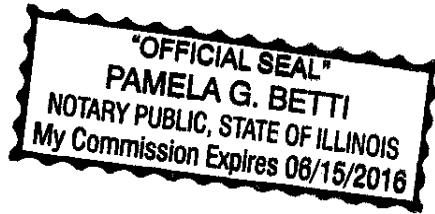
STATEMENT BY GRANTOR AND GRANTEE

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


Dated: July 6, 2015 Signature 
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

6TH day of July, 2015
Notary Public Pamela G. Betti

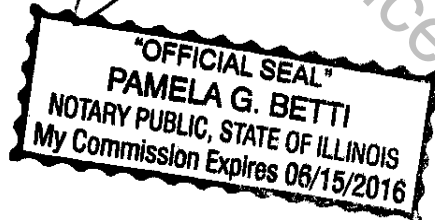


The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership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

Dated: July 6, 2015 Signature 
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

6TH day of July, 2015
Notary Public Pamela G. Betti



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 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)