JNOFFICIAL CC

This instrument prepared by:

Michael P. Weiss 1224 West Barry Avenue Chicago, IL 60657

Mail future tax bills to: Michael P. Weiss Trust

1224 West Barry Avenue Chicago, IL 60657

Mail this recorded instrument to: Michael P. Weiss 1224 West Barry Avenue Chicago, IL 60657,

Doc#. 1609949134 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/08/2016 01:12 PM Pg: 1 of 4

Dec ID 20160301686507 ST/CO Stamp 0-656-209-472 City Stamp 1-610-610-240

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSET, that the Grantor(s), Michael P. Weiss, a single man, City of Chicago State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto Grantee(s), Michael P. Weiss as Truster under a trust agreement dated the 2nd day of February 2016, and known as THE MICHAEL P. WEISS LIVING TRUST, the following described real estate in the County of COOK and State of Illinois, to wit:

LOT 14 IN BLOCK 3 IN THE RESUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-01-326-005-0000 Property Address: 869 N. Mozart, Chicago, IL 60622

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

By: Authorized Signature

together with the tenements and appurtenances thereunto belonging.

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 cast 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

1005 600 \ CO S 600 SC 100 SC

UNOFFICIAL COPY

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 conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 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.

In Witness Whereof, the Gra	antor(s) aforesaid has/have hereur むし。	nto set his/l	ner/their hand(s) and seal(s) this	day of
	200 PA	•	W	
	0,5		Michael P. Weiss	
STATE OF ILLINOIS))SS			

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael P. Weiss, 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 purposed therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
FARID KOSSARI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/26/2016

COUNTY OF COOK

Given under my hand and Notarial Seal this 12th day of March, 2016

| CHICAGO: 0.00 | CTA: 0.00 | TOTAL: 0.00 | 16-01-326-005-0000 | 20160301686507 | 1-610-610-240 |

^{*} Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX			31-Mar-2016
	1	COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
16-01-32	6-005-0000	20160301686507	0-656-209-472

1609949134 Page: 3 of 4

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: SC16002601

For APN/Parcel ID(s): 16-01-326-005-0000 For Tax Map ID(s): 16-01-326-005-0000

LOT 30 IN G'LBERT AND WALLACE'S SUBDIVISION OF BLOCKS 5 AND 6 IN CLIFFORD'S ADDITION 12 CHICAGO, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL

MERIDIAN, IN COOK COUNTY, ILLINOIS.

GC, ION 1, SCOUNT OF COUNTY CO

1609949134 Page: 4 of 4

UNOFFICIAL COPY

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 under the laws of the State of Illinois.

laws of the State of Illinois.	and note the to real estate under the
Dated 3/12/16	Signature of Grantor or Agent
Subscribed and sworn . > b > fore me this	Signature of Chantor of Agent
12th day of Natch, 2016 Notary Public Notary Public	OFFICIAL SEAL FARID KOSSARI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/25/25/6
interest in a land trust is either a natural person, an Illinois corporat hold title to real estate in Illinois, a partnership authorized to do to	ame of the grantee shown on the deed or assignment of beneficial tion, or foreign corporation authorized to do business or acquire and business or acquire and hold title to real estate in Illinois, or other occurre and hold title to real estate under the laws of the State of
Dated <u>\$\12</u> \16	Signature of Grantee or Agent
NOTE: Any person who knowingly submits a false statement c misdemeanor for the first offense and of a Class A misdemeanor for	oncerning the identity of a grantee shall be guilty of a Class C.
(Attach to deed or ABI to be recorded in Cook County, Illinois, i Transfer Tax Act.)	if exempt under provisions of Section 4 of the Illinois Real Estate
Subscribed and sworn to before me this	CO
12th day of March , 2016 Day Month , Year	OFFICIAL SEAL FARID KOSSARI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/26/10/16
Notari	Annadannananaaaaana akka