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Doc#: 1610910128 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2016 02:31 PM Pg: 1 of 6

160267300649

Property of Cook County Clerk's Office

DEED IN TRUST

17-04-211-036-1006

1410 N. STATE PARKWAY #5B

CHICAGO, ILLINOIS 60610

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Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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DEED IN TRUST

THIS INDENTURE, made this 5th day of February, 2016, between Yannick Chiasson and Margaret Coleman, husband and wife, Grantors, and Yannick Chiasson, trustee under the Yannick Chiasson Revocable Trust Dtd. 1/8/16 and Margaret Coleman, trustee under the Margaret Coleman Revocable Trust Dtd. 1/8/16, Grantees, of 1410 N. State Parkway, #5B, Chicago, Illinois 60610.

WITNESSETH, that Grantors, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors do hereby CONVEY and QUIT CLAIM unto the grantees, the settlers and primary beneficiaries of whom are husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship; nor as Tenants in Common, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

(See Attachment for Legal Description)

Permanent Real Estate Index Number: 17-04-211-036-1006

Address of real estate: 1410 N. State Parkway, #5B, Chicago, Illinois 60610

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the Trust Agreements.

Full power and authority are granted to the trustees to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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



REAL ESTATE TRANSFER TAX 08-Apr-2016

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-211-036-1006 | 20160401687246 | 0-068-427-328

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

REAL ESTATE TRANSFER TAX 08-Apr-2016

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

17-04-211-036-1006 | 20160401687246 | 0-735-452-736

Pursuant to 35 ILCS 200/31-45 (e), this deed is exempt from the provisions of the Real Estate Transfer Tax Act as the actual consideration paid is less than \$100.00.

2-29-16
Date


Richard K. Montey

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extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreements; 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 by this deed and by the trust agreements were 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 deed and in the trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (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 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.

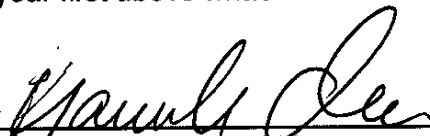
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall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

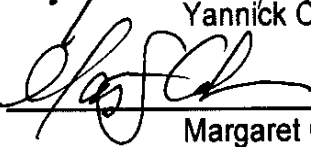
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

The 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.

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IN WITNESS WHEREOF, the Grantors, Yannick Chiasson and Margaret Coleman, have hereunto set their hand and seal the day and year first above written.


 _____ (SEAL)
 Yannick Chiasson


 _____ (SEAL)
 Margaret Coleman

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 Yannick Chiasson and Margaret Coleman 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.

IMPRESS
 SEAL
 HERE

Given under my hand and official seal, this ^{29th}~~3rd~~ day of February, 2016.

Commission expires June 13, 2017





 NOTARY PUBLIC

UNOFFICIAL COPY

Legal Description

of premises commonly known as 1410 N. State Parkway, #5B, Chicago, Illinois 61610 :

UNIT 5B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1410 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25784879, AS AMENDED, IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

PREPARED BY AND MAIL TO:

Richard K. Morley
Richard K. Morley & Assoc., Ltd.
19 W. Chicago Ave., 1st Floor
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

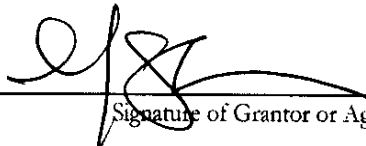
Yannick Chiasson, Trustee
Margaret Coleman, Trustee
1410 N. State Parkway, #5B
Chicago, Illinois 60610

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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 2/29/11


Signature of Grantor or Agent

Subscribed and sworn to before me this

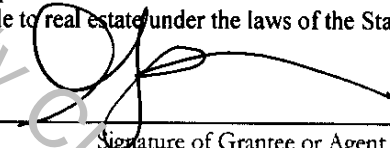
29th day of February, 2016
Day Month Year


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 2/29/11

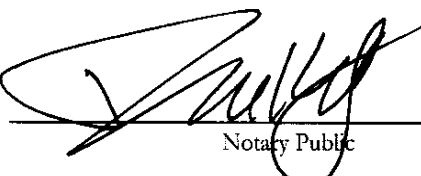

Signature of Grantee or Agent

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

29th day of February, 2016
Day Month Year


Notary Public

