

# UNOFFICIAL COPY

## DEED IN TRUST

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The GRANTOR(S), JAN L. LEONARDI, AS  
TRUSTEE OF THE JAN L. LEONARDI DECLARATION  
OF TRUST DATED DECEMBER 6, 2010 of the  
County of COOK, State of Illinois, for  
and in consideration of ten and no/100  
Dollars (\$10.00), and other good and  
valuable consideration in hand paid,  
CONVEYS and WARRANTS unto U.S. BANK,  
N.A., AS TRUSTEE OF THE ANTHONY HARRIS  
OBRA '93 TRUST, the following described  
real estate situated in the County of COOK,  
in the State of Illinois, to wit:

Doc#: 1613022059 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/09/2016 09:30 AM Pg: 1 of 2

Dec ID 20160401696379  
ST/CO Stamp 0-196-358-464 ST Tax \$225.00 CO Tax \$112.50  
City Stamp 1-291-962-688 City Tax: \$2,362.50

UNIT 2-301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS  
IN GLENLAKE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION  
RECORDED AS DOCUMENT NUMBER 99465987, AS AMENDED FROM TIME TO TIME, IN PART OF THE  
SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-18-409-074-1064

Address of Property: 6430 W. BERTEAU AVENUE, UNIT 301, CHICAGO, IL 60634

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 subdivide said premises or any part thereof; to dedicate parks, streets,  
highways or alleys; to vacate any subdivision or part thereof, and to resub divide 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  
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 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 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 consideration 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 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,

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Bw16-27614  
Suite 120  
Schaumburg, IL 60173  
475 North Martingale

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lease or other instrument, (e) 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 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.

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 their hands and seals this 27 day of April, 2014.

JAN L. LEONARDI (SEAL)

JAN L. LEONARDI, AS TRUSTEE OF THE JAN L. LEONARDI DECLARATION OF TRUST DATED DECEMBER 6, 2010

Mail to a tax payer:

Anthony Harris  
6430 W. Berleau Ave. Unit 301  
Chicago, IL 60634

STATE OF ILLINOIS } ss.  
COUNTY OF LAKE }



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that JAN L. LEONARDI, AS TRUSTEE OF THE JAN L. LEONARDI DECLARATION OF TRUST DATED DECEMBER 6, 2010, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 27 day of April, 2014.  
My commission expires 10-30, 2016.  
OFFICIAL SEAL  
ERIN MITCHELL  
Notary Public - State of Illinois  
My Commission Expires Oct 30, 2016

NOTARY PUBLIC

COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:  
MICHAEL J. ANGELINA  
ANGELINA & HERRICK, P.C.  
1895 C ROHLWING ROAD  
ROLLING MEADOWS, Illinois 60008

REAL ESTATE TRANSFER TAX		06-May-2016
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50
13-18-409-074-1064   20160401696379   0-196-358-464		

REAL ESTATE TRANSFER TAX		06-May-2016
	CHICAGO:	1,687.50
	CTA:	675.00
	TOTAL:	2,362.50 *
13-18-409-074-1064   20160401696379   1-291-962-688		

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