



Doc#: 1616762033 Fee: \$44.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 06/15/2016 01:06 PM Pg: 1 of 4

Deed In Trust

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTORS Gregory Beckman and Karen Beckman, Husband and Wife, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Gregory L. Beckman, GRANTEE, of 8 E Randolph Street, Unit 3304, Chicago, Illinois, as Trustee (hereinafter referred to as 'said trustee,' regardless of the number of trustees,) and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 22nd day of April, 1993, and known as the **Gregory L. Beckman Revocable Agreement of Trust** the following described real estate in the County of Cook and State of Illinois, to Wit: *(see legal description rider attached as page 3 hereto).*

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-10-305-011-1180

Address of Real Estate:

8 E. Randolph Street, Unit 3304, Chicago, Illinois 60601

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, 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 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 praesenti or in futuro, 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 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.

© Rv FNTIC 2010

Page 1

REAL ESTATE TRANSFER TAX

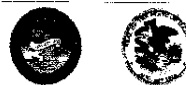


CHICAGO:	15-Jun-2016
CTA:	0.00
TOTAL:	0.00 *

17-10-305-011-1180 | 20160601618266 | 0-547-317-056
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

15-Jun-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-10-305-011-1180 | 20160601618266 | 1-891-034-432

UNOFFICIAL COPY

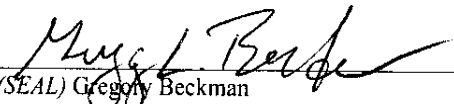
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 earning 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 earning avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

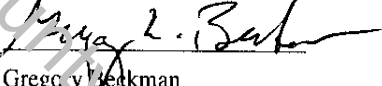
In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is June 1, 2016.

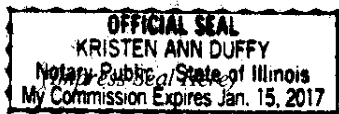

 (SEAL) Gregory Beckman


 (SEAL) Karen Beckman

This conveyance of this property is exempt under the provisions of Paragraph E of Section 31-45 of the Property Tax Code (35 ILCS 200/31-45)

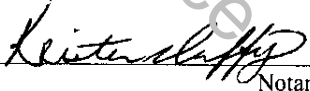
 06-01-16
 Gregory Beckman Date

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 Gregory Beckman and Karen Beckman 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.



(My Commission Expires January 15, 2017)

Given under my hand and official seal.


 Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as:

8 E. Randolph Street, Unit 3304, Chicago, Illinois 60601

Legal Description:

UNIT 3304, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-34T AND STORAGE SPACES S187 AND S188, LIMITED COMMON ELEMENTS, IN THE RESIDENCES AT THE JOFFREY TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THAT PART OF THE FOLLOWING PARCELS OF REAL ESTATE:

PARCEL ONE: LOTS 25 TO 31, INCLUSIVE, IN BLOCK 9, IN FORT DEARBORN ADDITION TO CHICAGO, IN SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2008 AS DOCUMENT NUMBER 0802803105, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE STATE RANDOLPH DEVELOPMENT RECORDED OCTOBER 19, 2007 AS DOCUMENT NUMBER 0729260064, FOR SUPPORT, INGRESS AND EGRESS, MAINTENANCE, UTILITIES, ENCROACHMENTS, ELEVATORS AND FACILITIES, OVER THE LAND DESCRIBED THEREIN AND AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN.

This instrument was prepared by
Kristen Duffy
Duffy Law, LLC
195 N Harbor Dr #5309
Chicago, IL 60601

Send subsequent tax bills to:
Gregory Beckman
8 E Randolph Street, Unit 3304
Chicago, IL 60601

Recorder-mail recorded document to:
Kristen Duffy
Duffy Law, LLC
195 N Harbor Dr #5309
Chicago, IL 60601

UNOFFICIAL COPY

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

Dated June 1, 2016

Signature of Grantor or Agent: *Karen Beckm*

Subscribed and sworn to before me this 1st day of June, 2016.

Kristen Duffy
Notary Public



The grantee or his 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: June 1, 2016

Signature of Grantee or Agent: *Margaret Beckm*

Subscribed and sworn to before me this 1st day of June, 2016.

Kristen Duffy
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]