# **UNOFFICIAL COPY**

This instrument prepared by:

Robert W. Kaufman Fischel & Kahn, Ltd. 155 N. Wacker Dr., Suite 1950 Chicago, Illinois 60606

After recording, mail to: BOX 345



Doc#: 1618216026 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 06/30/2016 12:05 PM Pg: 1 of 4

Above Space for Recorder's Use Only

### DEED IN TRUST

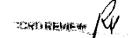
THE GRANTORS, W.L.J.IAM P. GIBBONS and KATHLEEN A. GIBBONS, his wife, 300 N. State St., Unit 5407, of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and warrant to KATHLEEN A. GIBBONS, as trustee, under the terms and provisions of a certain Trust Agreement dated the 13<sup>th</sup> day of April, 2016, and designated as the KATHLEEN A. GIBBONS TRUST, and W.L.LIAM P. GIBBONS, as trustee, under the terms and provisions of a certain Trust Agreement dated the 13<sup>th</sup> day of April, 2016, and designated as the WILLIAM P. GIBBONS TRUST, each of 300 N. State St., Unit 5407, Chicago, Illinois 60610, and each as to an undivided 50% interest as tenants-in-common, the following described real astate:

### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Parcel Identification Number: 17-09-410-014-1423 Address: 300 N. State St., Unit 5407, Chicago, IL 60610

TO HAVE AND TO HOLD said real estate and appurtenances there outpon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms. grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- 2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said



# **UNOFFICIAL CO**

instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
- 4. In the event of the inability or refusal of the Trustee herein named to act, WILLIAM P. GIBBONS is then appointed as Successor Trustee's to the KATHLEEN A. GIBBONS TRUST, and KATHLEEN A. GIBBONS is then appointed as Successor Trustee as to the WILLIAM P. GIBBONS TRUST, each with like powers and authority as is vested in the Trustees named herein.

All of the cover into conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for the exemption of Homestead from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Deed on the 28 day of June

ILLIAM P./GIBBONS

**REAL ESTATE TRANSFER TAX** 30-Jun-2016 CHICAGO: 0.00 CTA: 0.00 TOTAL: 0.00

17-09-410-014-1423 | 20160601626179 | 1-942-549-824 \* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS ) ) SS.

COUNTY OF COOK

-10/4'5 The undersigned, an Illinois notary public, does hereby certify that WILLIAM P. GIBBONS and KATHLEEN A. GIBBONS, his wife, personally known to me to be the same persons we see names are subscribed to the foregoing instrument, appeared before me in the county stated above, this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal this 28

2016.

REAL ESTATE TRANSFER TAX

17-09-410-014-1423

30-Jun-2016 COUNTY 0.00 ILLINOIS: 0.00 TOTAL -20160601626179 | 0-830-428-480

**NOTARY PUBLIC** 

My commission expires

Send Subsequent Tax Bills To: Kathleen A. Gibbons, Trustee William P. Gibbons, Trustee 300 N. State St., Unit 5407 Chicago, IL 60610

OFFICIAL SEAL ROBERT W KAUFMAN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/21/17

# **UNOFFICIAL COPY**

### EXHIBIT A

### **Legal Description**

#### PARCEL 1:

UNIT 5407 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MARINA TOWRS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24238692, IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNY, ILLINOIS.

#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED DECEMBER 15, 1917 AS DOCUMENT NUMBER 24238692 AND AS CREATED BY DEED FROM MARINA CITY CORPOPATION, A CORPORATION OF ILLINOIS, TO CHARLES S. GEIGER RECORDED APRIL 28, 1918 AS DOCUMENT NUMBER 24423681 FOR ACCESS, INGRESS AND EGRESS IN, OVER, UPON, ACROSS AND THROUGH THE COMMON ELEMENTS AS DEFINED THEREIN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS SET FORTH IN GRANTS AND RESERVATION OF EASEMENTS RECORDED DECEMBER 15, 1977 AS DOCUMENT NUMBER 24238691 AND AS CREATED BY DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO CHARLES S. GEIGER RECORDED APRIL 28, 1978 AS DOCUMENT NUMBER 24423681 IN, OVER, UPON, ACROSS AND THROUGH LOBBIES, HALLWAYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATOR AND ELEVATOR SHAFTS LOCATED UPON THOSE PARTS OF LOTS 3 AND 4 IN HARPER'S RESUBDIVISION AFORESAID DESIGNATED AS EXCLUSIVE EASEMENT AREAS, FOR INGRESS AND EGRESS, AND ALSO IN AND TO STRUCTURAL MEMBERS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AND BUILDING CORES SITUATED GOVERNOOF, ILLINOIS.

Parcel Identification Number: 17-09-410-014-1423
Address: 300 N. State St., Unit 5407, Chicago, IL 60610

Exempt under provisions of Paragraph (e), Section Real Estate Transfer Tax-Acts.

Seller or Represent

Office

1618216026 Page: 4 of 4

# **UNOFFICIAL COPY**

### STATEMENT BY GRANTORS AND GRANTEES

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees 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 6/18, 2016	Signature:	Cll	
Subscribed and sworn to before		Grantors or Grantors'	Agent
me by the said / seut W KAN fund this 28th day of 1/16, 2016.	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	UIAL SEAL	~}
Notary Public Verolding		CALDINE JOHNSON OTARY PUBLIC - STATE OF ILLINOI MY COMMISSION EXPIRES:01/12/18	IS 3 J
The grantees or their agent affirm and verify that the beneficial interest in a land trust is either a natural	ral person, an	Illinois corporation or for	oreign corporation
authorized to do business or acquire and held tit business or acquire and hold title to real estate r. It to do business or acquire and hold title to real estate	le to real estat linois, or other	e in Illinois, a partnership entity recognized as a per	p authorized to do son and authorized
$ C_{1}$ $O_{2}$	Signature:	(thuck	
Subscribed and sworn to before me by the said Rollen W Kan fur this 28 day of June , 2016.	00030000	Grantee or Grantees' A	gent
this <u>28</u> day of <u>June</u> , 2016.	- } GERA	FEIGIAL SEAL LDINE (OHNSON	
Notary Public Ilralding when		JBLIC - STATE OF ILLINOIS ISSION EXPIRE S.2./12/18	
NOTE: Any person who knowingly submits a faguilty of a Class C misdemeanor for the offenses.	alse statement first offense ar	concerning the iden ity of nd of a Class A misdem ear	a grantee shall be
(Attach to deed or ABI to be recorded in Cook Cou	nty, Illinois, if	exempt under provisions	of Section 31-45 of

W:\rwk\G348-1\Real Estate\Deed in Trust-Unit 5407.doc

the Illinois Real Estate Transfer Tax Act.)