UNOFFICIAL CO

Doc#:

Karen A. Yarbrough

1620404021 Fee: \$40.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Date: 07/22/2016 11:00 AM Pg: 1 of 2

Cook County Recorder of Deeds

This instrument prepared by:

Scott Z. Berman, Attorney 9816 N. Keeler

Skokie, IL 60076

Mail future tax bills to:

JOSEPH WILLIAM WALKER, Co-Trustee and

ARYN LEIGH HOPKINS, Co-Trustee 🍎 520 S. STATE ST., UNIT 1517

CHICAGO, IL 60605

Mail this recorded instrument to:

Michelle A. Laiss 1530 W. Fullyton

Chicago, IL 606/1

WARRANTY DEED IN TRUST TENANTS BY THE ENDRET,

THIS INDENTURE WITNESSETH, inat the Grantor, JOHN STILP n/k/a JOHN TOMANENG AND JOVITO TOMANENG, IN JOINT TENANCY, of Chicago, IL, for aid in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto JOSEPH WILLIAM WALKER, Co-Trustee and ARYN LEAGH HOPKINS, Co-Trustee as the following described real estate in the County of COOK and State of Trustee under a trust agreement dated

Illinois, to wit: ACTENNIS BY THE ENTRES

PARCEL 1: DWELLING UNIT 1517 IN LIBRARY TOWL'R CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: PART OF SECTION 16, TO WNSHIP 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 OWNERSHIP FOR LIBF A¹, Y TOWER CONDOMINIUM, RECORDED MAY 8, 2008 IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 08-12949 14%, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON 21 EMENTS.

PARCEL 2: THE RIGHT TO THE USE OF GARAGE SPACE 435, A LIMITED COMMON ELEMENT, AS DELINEATED ON

THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Permanent Index Number: 17-16-247-067-1164

Property Address: 520 S. STATE ST., UNIT 1517, CHICAGO, IL 60605 Chicago, IL 60606-4650

Attorneys Title Guaranty Fund, Inc. 1 \$. Wacker Dr., STE 2400

Attn:Search Department

together with the tenements and appurtenances thereunto belonging.

To Have and To Hold the said premises with the appurtenances upon the trusts and for the uses and purpos a versin and in said agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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 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.

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FOR USE IN: IL Page 1 of 2

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In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part there of 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, 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 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 early an interest in the earnings, avails, and proceeds thereof as aforesaid.

And the said Grantor(s) hereby expressly valve(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 from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this ______ day of

REAL ESTATE TRANSFER TAX			11-Jul-2016
		COUNTY:	219.50
1000		ILLINOIS:	439.00
		TOTAL:	658.50

17-16-247-067-1164

20160701627174 0-876-932-416

REAL ESTATE TRA	11-Jul-2016	
	CHICAGO:	3,292.50
3	CTA:	1,317.00
	TOTAL:	4,609.50 *

^{17-16-247-067-1164 20160701627174 2-131-062-080}

JOHN STILP

IOUNI TOMANIENO

in M Januards

STATE OF ILLINOIS

I, the undersigned, a Notary Public, in and for said County, in the Saie aforesaid, DO SS HEREBY CERTIFY that JOHN STILP, n/k/a JOHN TOMANENG and JOVITO

COUNTY OF COOK

TOMANENG, 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 instruments as their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

BRENDA L. BRAZIK OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires March 05, 2017 Given under my hand and Notarial Seal this

5th day of July, 2016

Bruda X (D) Notary Public

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