

UNOFFICIAL COPY

Prepared by and return to:
Irene S. Brewick
Williams & Baerson LLC
One N. LaSalle Street, Suite 1350
Chicago, IL 60602



Doc#: 1621629106 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2016 03:56 PM Pg: 1 of 3

DEED IN TRUST

THE GRANTOR, SHARON B. MARKMAN, a/k/a SHARON BETH MARKMAN, married to Scott W. Markman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys and warrants to SHARON BETH MARKMAN, and her successors, as Trustee of the SHARON BETH MARKMAN DECLARATION OF TRUST, under the terms and provisions of a certain trust agreement dated the 25th day of June, 1992, and designated as the "SHARON BETH MARKMAN DECLARATION OF TRUST U/A/D 6/25/1992", 2180 W. Sunnyside, Chicago, Illinois 60625, and unto all and every successor or successors in trust under said trust agreements, all right, title and interest in and to the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 31 IN SAM BROWN JR.'S SUBDIVISION OF BLOCK 9 IN COUNTY CLERK'S DIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PIN: 14-18-126-011-0000
Address: 2180 W. Sunnyside, Chicago, Illinois 60625

Exempt under real estate transfer tax law 35- ILCS200/31-45 sub para. (e) and Cook County Ord. 93-0-27, Para (e).

Byam Zehl 7/18/16
Agent Date:

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of

any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises for cash or for credit at public or private sale; to exchange the premises for other property; to grant options to purchase the premises; and to determine the price and terms of sales, exchanges and options.

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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 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 7 day of July, 2016.

Sharon B. Markman

Scott W. Markman

Sharon B. Markman Scott W. Markman, solely for homestead purposes

REAL ESTATE TRANSFER TAX		04-Aug-2016
STATE OF ILLINOIS)	CHICAGO:	0.00
) SS.	CTA:	0.00
COUNTY OF COOK)	TOTAL:	0.00
14-18-126-011-0000 20160701634793 1-952-441-152		
* Total does not include any applicable penalty or interest due		

The undersigned, a Notary Public in and for Cook County, Illinois, does hereby certify that Sharon B. Markman, a/k/a Sharon Beth Markman, and Scott W. Markman, her husband, 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.

Given under my hand and official seal, as of the _____ day of _____, 2016

Notary Public

Send subsequent tax bills to:
Sharon B. Markman
2180 W. Sunnyside
Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		04-Aug-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
14-18-126-011-0000 20160701634793 1-952-441-152		

STATEMENT BY GRANTOR AND GRANTEE

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The grantors or their agent affirms 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.

Date: July 7, 2016

[Signature]
Sharon B. Markman, Grantor



Subscribed and sworn to before me by the said Grantor(s) this 12th day of July, 2016.
Notary Public [Signature]
My commission expires: 5/22/18

The grantee or its 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 title to real estate under the laws of the State of Illinois.

Dated: July 7, 2016

[Signature]
Sharon Beth Markman, Trustee as aforesaid, Grantee



Subscribed and sworn to before me by the said Grantee this 12th day of July, 2016.
Notary Public [Signature]
My commission expires: 5/28/18

NOTE: Any person who knowingly submits 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.