

# UNOFFICIAL COPY



16244440720

Doc#: 1624444072 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2016 03:42 PM Pg: 1 of 4

## DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,

PATRICIA BLACK of the County of Boone and State of Illinois,

for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND WARRANTS unto:

PATRICIA B. BLACK as Trustee of the PATRICIA B. BLACK TRUST dated January 8, 2008 (and in case of the death, absence of said Trustee or her inability or refusal to act, then unto JAMES F. BLACK as successor in trust, with like powers, duties and authorities as are hereby vested in said Trustee)

all interest in the following described real estate, commonly known as:

2029 N. Racine #4A, Chicago, IL 60614

and legally described as:

UNIT 4-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2029-2033 NORTH RACINE BUILDING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24535047, IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

subject to real estate taxes for the year 2015 and all subsequent years, and subject to any and all easements, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

~~COOK COUNTY~~ *Ry*

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1. Full power and authority is hereby granted to said Trustee:
  - (a) To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.
  - (b) To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.
  - (c) To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.
  - (d) 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.
  - (e) To partition or to exchange said property, or any part thereof, for other real or personal property.
  - (f) To grant easements or charges of any kind.
  - (g) To release, convey or assign any right, title or interest in or about said premises.
  - (h) To improve, manage, protect and subdivide said real estate or any part thereof.
  - (i) To dedicate parks, streets, highways or alleys.
  - (j) To vacate any subdivision or part thereof.
  - (k) To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.

2. It is the express intention of this instrument to vest in the said trustee the entire legal and equitable title in fee, in and to all the premises above described.

3. The said grantor hereby expressly waives and releases 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.

Dated: July 13, 2016

  
 PATRICIA BLACK, Grantor

**REAL ESTATE TRANSFER TAX**

01-Sep-2016



|          |        |
|----------|--------|
| CHICAGO: | 0.00   |
| CTA:     | 0.00   |
| TOTAL:   | 0.00 * |

14-32-221-041-1013 | 20160801644758 | 1-273-162-560

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

**REAL ESTATE TRANSFER TAX**

01-Sep-2016



|           |      |
|-----------|------|
| COUNTY:   | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL:    | 0.00 |

14-32-221-041-1013

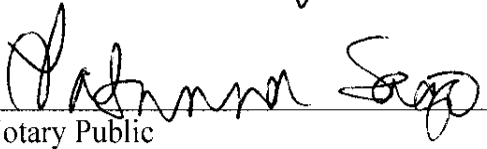
| 20160801644758 | 1-062-136-640

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STATE OF ILLINOIS            )  
                                           )  
 WINNEBAGO COUNTY         )        SS.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT PATRICIA BLACK** who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 purposes therein set forth.

Given under my hand and Notarial Seal on this 13<sup>th</sup> day of July, 2016.

  
 Notary Public

PROPERTY CODE: 14-32-221-041-1013

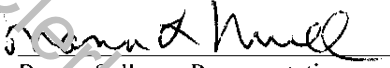


**Future Taxes to:**

Patricia B. Black, Trustee  
 146 Callaway Cove  
 Loves Park, IL 61111

**Prepared By and Return to:**

**Marcia L. Mueller**  
 Hinshaw & Culbertson LLP  
 100 Park Avenue  
 P.O. Box 1389  
 Rockford, IL 61105  
 815-490-4919

|                                                                                     |                                                                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>AFFIX TRANSFER TAX STAMP<br/>OR</b>                                              |                                                                                                                         |
| "Exempt under provisions of Paragraph (e)" Section 31-45, Real Estate Transfer Act. |                                                                                                                         |
| <u>7/13/2016</u><br>Date                                                            | <br>Buyer, Seller or Representative |

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirm that, to the best of her 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 title to real estate under the laws of the State of Illinois.

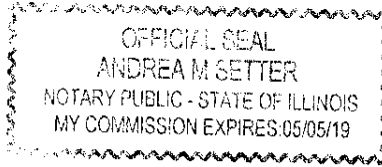
Dated: July 13, 2016

Signature: \_\_\_\_\_

Marcia L. Mueller, Agent

Subscribed and sworn to before me this 13<sup>th</sup> day of July, 2016.

Andrea M. Setter  
Notary Public



The grantee or her agent affirm that, to the best of her 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 title to real estate under the laws of the State of Illinois.

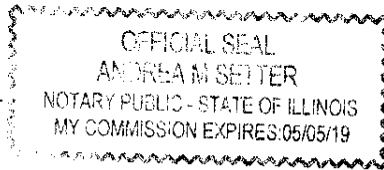
Dated: July 13, 2016

Signature: \_\_\_\_\_

Marcia L. Mueller, Agent

Subscribed and sworn to before me this 13<sup>th</sup> day of July, 2016.

Andrea M. Setter  
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.

(Attached 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.)

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**