

# UNOFFICIAL COPY

## DEED IN TRUST

Grantors, SCOTT RUSSELL SEAMAN and JENNIFER SLOANE SEAMAN, married to each other, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim an undivided one-half (1/2) interest to SCOTT R. SEAMAN, not personally but as Trustee of the SCOTT R. SEAMAN Trust dated the 22 day of September, 2016, and convey and quitclaim an undivided one-half (1/2) interest to JENNIFER S. SEAMAN, not personally but as Trustee of the JENNIFER S. SEAMAN Trust dated 22 day of September, 2016, their successor or successors, the following described real estate in Cook County, State of Illinois:



Doc# 1627334082 Fee \$44.00  
 RHSP Fee:\$9.00RPRF Fee \$1.00  
 Affidavit Fee: \$2.00  
 Karen A.Yarbrough  
 Cook County Recorder of Deeds  
 Date: 09/29/2016 03:45 PM Pg: 1 of 4

### PARCEL 1:

UNIT 1S IN THE WOOD WINDS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 20 FEET OF LOT 11 AND ALL OF LOT 12 IN BLOCK 4 IN NORTH RAVENSWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY REAL CONCORD, INC. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96169131, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 96169181.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N.: 14-07-419-030-1002

Commonly known as: 4820 North Winchester Avenue, Unit 1S, Chicago, IL 60640

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Grantor/Grantee Address:  
 4820 North Winchester Avenue, Unit 1S, Chicago, IL 60640

REAL ESTATE TRANSFER TAX  
 30-Sep-2016  
 COUNTY: 0.00  
 ILLINOIS: 0.00  
 TOTAL: 0.00  
 14-07-419-030-1002 | 20160901664140 | 0-164-652-864

REAL ESTATE TRANSFER TAX  
 30-Sep-2016  
 CHICAGO: 0.00  
 CTA: 0.00  
 TOTAL: 0.00 \*  
 14-07-419-030-1002 | 20160901664140 | 1-795-876-672

RECORDED

JS  
 SS

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.


In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.


Executed on this 22 day of September, 2016.

  
SCOTT RUSSELL SEAMAN

  
JENNIFER SLOANE SEAMAN

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. Dated the 22 day of September, 2016.

  
SCOTT RUSSELL SEAMAN

  
JENNIFER SLOANE SEAMAN

J  
S

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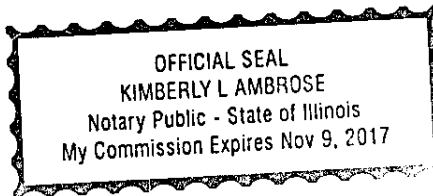
STATE OF ILLINOIS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that SCOTT RUSSELL SEAMAN and JENNIFER SLOANE SEAMAN, married to each other, 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 instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22 day of September, 2016.

Kimberly L. Ambrose  
Notary Public

**This Document Prepared by and  
after Recording Mail to:**  
TIMOTHY A. ROCAP, Esq.  
RHOADES LEVY LAW GROUP P.C.  
3400 Dundee Road, Suite 340  
Northbrook, IL 60062  
(847) 870-7600; Fax: (847) 380-2030



**Mail Subsequent Tax Bills to:**  
SCOTT R. SEAMAN and JENNIFER S. SEAMAN  
4820 North Winchester Avenue  
Unit 1S  
Chicago, IL 60640

*Notary Public of Cook County Clerk's Office*

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## STATEMENT BY GRANTOR AND GRANTEE

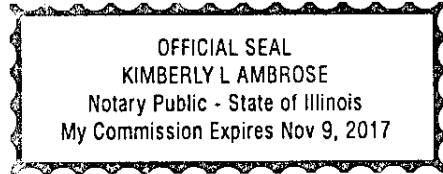
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 23 of September, 2016

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me on September 22, 2016.

Notary Public [Signature]



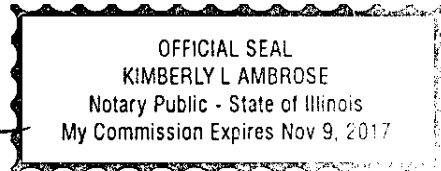
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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: 22 of September, 2016

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me on September 22, 2016.

Notary Public [Signature]



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.)

JS  
SS