

# UNOFFICIAL COPY

Doc#: 1628508195 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/11/2016 01:52 PM Pg: 1 of 4

## WARRANTY DEED

IN TRUST

Dec ID 20160901664374  
ST/CO Stamp 1-472-616-256 ST Tax \$271.50 CO Tax \$135.75  
City Stamp 0-165-959-488 City Tax: \$2,850.75

01146-46043 1/2

STEWART TITLE  
800 E. Dixon Road  
Suite 180  
Naperville, IL 60563

THE GRANTOR(S), Melanie E. Thompson N/K/A Melanie E. Welch and Kevin T. Welch as husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Chicago Title Land Trust Company T/U/T 8002372364 dated September 7, 2016, of 10 S. Lasalle Street, Chicago, of the county of Cook of the State of Illinois, the following described Real Estate:

*See Exhibit "A" attached hereto and made a part hereof*

COMMONLY KNOWN AS: 528 W Cornelia Ave., Unit 2S, Chicago IL 60657

PIN: 14-21-112-016-1017

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon 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 therein, as security for advances or loans. (d) To dedicate parks, street, highways

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or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or 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 agreement 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, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

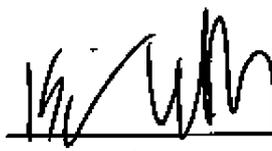
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) 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.

DATED this 29 day of September, 2016

  
 \_\_\_\_\_ (SEAL)  
 Melanie E Thompson n/k/a Melanie E. Welch

  
 \_\_\_\_\_ (SEAL)  
 Kevin T Welch

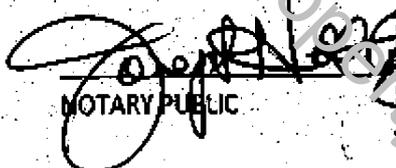
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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Melanie E Thompson, Kevin T Welch and Melanie E. Welch, husband and wife 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.

WITNESS my hand and official seal this 24th day of September, 2016.

 **NOTARY PUBLIC**

**OFFICIAL SEAL**  
**JOSEPH S HOLTZMAN**  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 05/28/19

**PREPARED BY:**

Joseph S Holtzman  
111 West Washington St. Suite 1550  
Chicago, IL, 60602

**MAIL TO:**

Robert C. Aument  
Despin & Aument, LLP  
300 S. Wacker Dr. #2200  
Chicago, IL 60606

**SEND SUBSEQUENT TAX BILLS TO:**

Barry and Mary Ellen Masak  
1024 South Hamlin  
Park Ridge, IL 60068

Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		05-Oct-2016
	COUNTY:	135.75
	ILLINOIS:	271.50
	TOTAL:	407.25
14-21-112-016-1017   20160901664374   1-472-616-256		

REAL ESTATE TRANSFER TAX		05-Oct-2016
	CHICAGO:	2,036.25
	CTA:	814.50
	TOTAL:	2,850.75 *
14-21-112-016-1017   20160901664374   0-185-959-488		
* Total does not include any applicable penalty or interest due.		

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## **Exhibit A - Legal Description**

Unit 528-2S together with its undivided percentage interest in the common elements in Cornelia by the Lake Condominium as delineated and defined in the Declaration recorded as Document No. 0603119024, in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office