

071006 SEE 091

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TRUSTEE'S DEED IN TRUST



Doc# 1630204065 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 10/28/2016 02:39 PM PG: 1 OF 5

GRANTOR, MUFG Union Bank, N.A. (f/k/a Union Bank, N.A.) as Successor Trustee of The Stuart Kane Living Trust dated August 14, 2013 of the City of San Francisco, County of San Francisco, State of California, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the grantee:

Christine J. Szymanski, or her Successor, as Trustee of the Christine J. Szymanski Revocable Trust Agreement initially dated March 14 1995, as amended and restated April 6, 2009, as may be amended and unto all and every successor or successors in trust under said trust agreement

For Recorder's Use

all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit A.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 14th day of October, 2016.

MUFG Union Bank, N.A. (f/k/a Union Bank, N.A.) as Successor Trustee of The Stuart Kane Living Trust dated August 14, 2013

By: L. Shelton Eisaman (SEAL)  
L. Shelton Eisaman, Vice President

By: Heather Fairfull (SEAL)  
Heather Fairfull, Managing Director

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-1650  
Attn: Search Department

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| REAL ESTATE TRANSFER TAX | 20-Oct-2016 |
|--------------------------|-------------|
| CHICAGO:                 | 4,912.50    |
| CTA:                     | 1,965.00    |
| TOTAL:                   | 6,877.50    |

| REAL ESTATE TRANSFER TAX | 20-Oct-2016 |
|--------------------------|-------------|
| COUNTY:                  | 327.50      |
| ILLINOIS:                | 655.00      |
| TOTAL:                   | 982.50      |

17-09-220-027-1056 | 20161001669767 | 1-816-917-824

17-09-220-027-1056 | 20161001669767 | 1-599-663-936

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

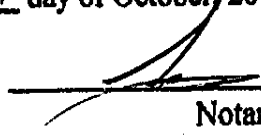
Prepared By: Richard E. Patinkin, Patinkin & Patinkin, Ltd., 89 Lincolnwood Road, Highland Park, IL 60035  
Return To: Gregory Braun, Esq. Braun & Rich, 4301 N. Damen, Chicago, IL 60618  
Tax Bill To: Christine J. Szymanski, Trustee, 33 W. Huron Street, Unit 709, Chicago, IL 60654

# UNOFFICIAL COPY

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF SAN FRANCISCO )

I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that L. Shelton Eisaman as Vice President and Heather Fairfull as Managing Director of MUFG Union Bank, N.A. (f/k/a Union Bank, N.A.) as Successor Trustee of The Stuart Kane Living Trust dated August 14, 2013, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Vice President and Managing Director and that they appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said MUFG Union Bank, N.A. (f/k/a Union Bank, N.A.) as Successor Trustee of The Stuart Kane Living Trust dated August 14, 2013 for the uses and purposes therein set forth.

Given under my hand and notary seal, this 14 day of October, 2016.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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EXHIBIT A

Unit 709 and Parking Space P-25 in 33 W. Huron Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate:

**Parcel 1:**

Lots 2, 3, 4 and 5 in Higgins and Strother's Subdivision of Lots 3, 4, 5, 12, 13, 14 and the East ½ of Lots 6 and 11 in Block 25 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

**Parcel 2:**

That part of Lots 9, 10, and 11 in Block 25 in Wolcott's Addition to Chicago described as beginning at the South West corner of said Lot 9 and running thence East 90 feet; thence North 20 feet; thence West 90 feet and thence South 20 feet to the point of beginning in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

**Parcel 3:**

The North 20 feet of the South 40 feet of Lots 9 and 10 and the West 10 feet of the North 20 feet of the South 40 feet of Lot 11 in Block 25 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, also known as Lot 2 in Assessor's Division of the West ½ of Lots 6 and 11 and all of Lots 7, 8, 9 and 10 in Block 25 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

**Parcel 4:**

**Sub-Parcel A:**

The North 46 feet of the South 86 feet of Lots 9 and 10 and the West 10 feet of Lot 11 in Block 25 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Also

**Sub-Parcel B:**

The North 23 feet of Lots 9 and 10 and the North 23 feet of the West 10 feet of Lot 11 in Block 25 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

**Parcel 5:**

All that part of the vacated North-South 9 foot public alley lying East of and adjoining the East line Lots 1, 2 and 3 in Assessor's Division aforesaid, lying West of and adjoining the West line of said Lot 5 and lying North of the South line of Lot 5 produced West 9 feet, in Higgins and Strother's Subdivision aforesaid, all in Cook County, Illinois;

Parcel 6:

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Lot 1 in Higgins and Strother's Subdivision of Lots 3, 4 and 5, the East ½ of Lot 6 and the East ½ of Lot 11 and Lots 12, 13 and 14 in Block 25 in the North part of Wolcott's Addition to Chicago in the North part of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Also

The West 31 feet of Lot 15 in Block 25 Wolcott's Addition to Chicago aforesaid in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 30, 1998 as Document Number 98247653, and as amended from time to time, together with its undivided percentage interest in the common elements.

Permanent Index Nos.: 17-09-220-027-1056 and 17-09-220-027-1093

Known As: 33 W. Huron Street, Unit 709 and P-25, Chicago, IL 60654

Subject to covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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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 improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 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 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 præsenti or in 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 period 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 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.

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, conveyed 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 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 predecessors 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 only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the word "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.