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Doc#: 1632619054 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2016 10:02 AM Pg: 1 of 4

DEED IN TRUST (ILLINOIS)

Mail to:

WHEN RECORDED MAIL TO:
Colm and Dymphna Flaherty
950 W. Monroe, Unit 916
Chicago, Illinois 60607

SEND TAX BILLS TO:
Colm F. Flaherty and Dymphna M. Flaherty,
as Trustees of the Colm F. Flaherty and
Dymphna M. Flaherty Revocable Living Trust
950 W Monroe, Unit 916
Chicago, Illinois 60607

Dec ID 20161001670428
ST/CO Stamp 0-523-034-816
City Stamp 1-279-234-240

Above Space for Recorder's Use Only

THE GRANTORS, Colm Flaherty and Dymphna Flaherty, Husband and Wife, of the County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and warrant unto the GRANTEES:

Colm F. Flaherty and Dymphna M. Flaherty, as Trustees of the Colm F. Flaherty and Dymphna M. Flaherty Revocable Living Trust, dated March 28, 2016, and all successor or successors in trust, all of their rights, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

UNITS 916 AND P-94 IN THE RESIDENCES AT 950 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0521012052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 950 W. Monroe, Unit 916 & P-94, Chicago, Illinois 60607

Permanent Index Number: 17-17-206-016-1099 and 17-17-206-016-1195

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 trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof; and to subdivide 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 trustees; 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

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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 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

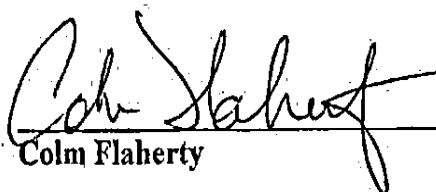
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the applications of any purchase money, rent, or money borrowed or advanced 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 trustees, 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 trustees were 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.

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 Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 31st day of October, 2016.


Colm Flaherty (SEAL)

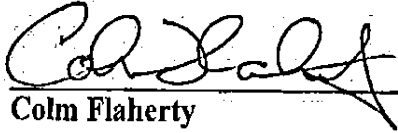

Dymphna Flaherty (SEAL)

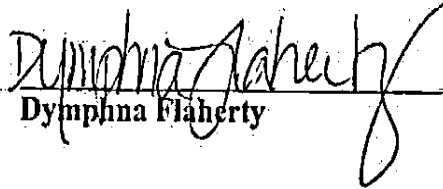
THIS INSTRUMENT HAS BEEN SENT FOR RECORDING
BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO THE EFFECT UPON TITLE.

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Exempt under Section 4 of the Illinois Real Estate Transfer Tax Act
 Paragraph E 35ILCS 200/31-45 Property Tax Code

Dated Oct. 31, 2016

 (SEAL)
 Colm Flaherty

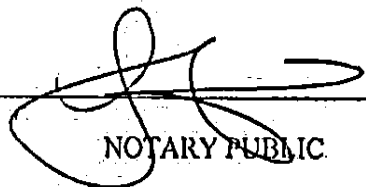
 (SEAL)
 Dymphna Flaherty

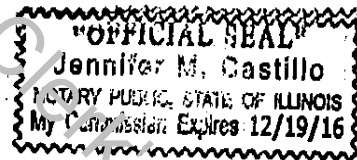
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Colm Flaherty and Dymphna Flaherty, Husband and Wife, 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of October, 2016.

Commission expires Dec 19 2016



 NOTARY PUBLIC



This instrument was prepared by:



THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes
 Geldes Law, Ltd.
 818 S. Kenilworth Ave.
 Oak Park, Illinois 60304

REAL ESTATE TRANSFER TAX		18-Nov-2016
	CHICAGO	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-206-016-1099 | 20161001670428 | 1-202-34-240

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

REAL ESTATE TRANSFER TAX		18-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-17-206-016-1099 | 20161001670428 | 0-523-034-816

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STATEMENT BY GRANTOR AND GRANTEE

The Grantors affirm that, to the best of their knowledge, the name of the Grantees shown in 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 under the laws of the State of Illinois.

Dated Oct. 31st, 2016

Signature: *Colm F. Flaherty*
Colm F. Flaherty

Signature: *Dymphna M. Flaherty*
Dymphna M. Flaherty

I, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Colm Flaherty and Dymphna Flaherty, Husband and Wife** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and signed said instrument.

GIVEN under my hand and official seal, this 31st day of Oct., 2016.
"OFFICIAL SEAL"
Jennifer M. Castillo
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/19/16
Jennifer M. Castillo
Notary Public

The Grantees affirm that, to the best of their knowledge, the name of the Grantees shown in 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 under the laws of the State of Illinois.

Dated Oct. 31st, 2016

Signature: _____
Colm Flaherty, Trustee

Signature: *Dymphna Flaherty*
Dymphna Flaherty, Trustee

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Colm F. Flaherty and Dymphna M. Flaherty, as Trustees of the Colm F. Flaherty and Dymphna M. Flaherty Revocable Living Trust, dated March 28, 2016**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and signed said instrument.

GIVEN under my hand and official seal, this 31st day of Oct, 2016.

My commission expires: 12/19/16
Jennifer M. Castillo
Notary Public
"OFFICIAL SEAL"
Jennifer M. Castillo
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/19/16