

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY AND  
MAIL AFTER RECORDING TO:**

Lauren Sanuw, Esq.  
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Doc# 1634119044 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2016 11:36 AM PG: 1 OF 5

**MAIL TAX BILLS TO:**

Adam H. Schenck & Abby L. Ghibaudy  
3758 N Lakewood Ave  
Chicago, IL 60613

## DEED IN TRUST

THE GRANTORS, ADAM H. SCHENCK and ABBY L. GHIBAUDY, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby convey and QUIT CLAIM to ADAM H. SCHENCK, as Trustee under the terms and provisions of a certain Declaration of Trust dated November 5, 2016 and known as the "ADAM H. SCHENCK 2016 TRUST," and any and all successors as trustee appointed under said Declaration of Trust, or who may be legally appointed, and ABBY L. GHIBAUDY as Trustee under the terms and provisions of a certain Declaration of Trust dated November 5, 2016 and known as the "ABBY L. GHIBAUDY 2016 TRUST," and any and all successors as trustee appointed under said Declarations of Trust, or who may be legally appointed, as tenants by the entirety, the real estate situated in Cook County, Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Legal Description:

SEE ATTACHED EXHIBIT A

PIN: 14-20-116-023-0000

Common Address: 3758 North Lakewood Avenue, Chicago, Illinois 60613

THIS IS A TAX EXEMPT CONVEYANCE FOR ESTATE PLANNING PURPOSES, AND NOT A CONVEYANCE FOR VALUE.

Exempt under provisions of Section 31-45, Paragraph (e),  
Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

By:   
Buyer, Seller or Representative

Date: 11-5-16


TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Declaration of Trust 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 any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		06-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-20-116-023-0000 | 20161101679512 | 0-103-319-744

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

REAL ESTATE TRANSFER TAX		06-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-20-116-023-0000 | 20161101679512 | 1-245-245-632

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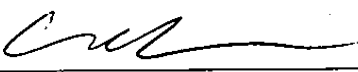
successors in trust all the powers vested in the Trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, streets, highways or alleys, and to vacate any portion to the premises. (e) to lease and enter 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 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 execution of every contract, option, deed, 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 Declaration of Trust above described were in full force and effect; that any such 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 Declaration of Trust; and if any such instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Declaration of Trust and hereunder, and 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.

The party hereto acknowledges and agrees that this deed is exempt from state and county transfer taxes pursuant to IL. Rev Stat. ch. 120 ¶ 1004(e).

DATED as of this 5<sup>th</sup> day of November, 2016

  
Adam H. Schenck

  
Abby L. Ghibaudy

STATE OF ILLINOIS )  
                                       ) SS  
COUNTY OF Cook )

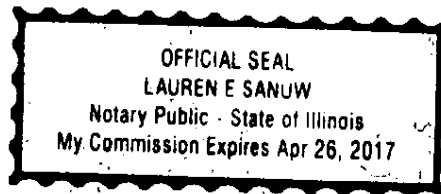
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Adam H. Schenck and Abby L. Ghibaudy, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his and her free and voluntary acts, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5<sup>th</sup> day of November, 2016

My Commission expires 4-26, 2017

  
Notary Public

IMPRESS SEAL HERE



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## EXHIBIT A

### Legal Description:

THE NORTH 10 FEET OF LOT 104 AND THE SOUTH 20 FEET OF LOT 105 IN MILLER'S SUBDIVISION OF BLOCKS 5 AND 6 IN EDSON SUBDIVISION OF THE SOUTH  $\frac{3}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT A PART OF THE NORTH EAST CORNER THEREOF) TOGETHER WITH PART OF LOT 12 OF LAFLIN SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST  $\frac{1}{4}$  OF SECTION 20, IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTORS AND GRANTEES

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, 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: 11-5, 2016

Signature: [Handwritten Signature]  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me this 5<sup>th</sup> day of Nov, 2016.

Notary Public: Richard A Campbell



The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: 11-5, 2016

Signature: [Handwritten Signature]  
Grantee or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me this 5<sup>th</sup> day of Nov, 2016.

Notary Public: Richard A Campbell

