

# UNOFFICIAL COPY



Doc# 1634422152 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/09/2016 01:50 PM PG: 1 OF 4

## DEED IN TRUST

The Grantors,

JOSEPH MILANI and GISELA EICHSTADT MILANI, husband and wife

of the County of Cook, State of Illinois

for good and valuable consideration in hand paid,

CONVEY and WARRANT unto the Grantees,

JOSEPH MATTHEW MILANI, not individually, but solely as Trustee of the JOSEPH MATTHEW MILANI REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 16, 2016, and GISELA MILANI, not individually, but solely as Trustee of the GISELA MILANI REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 16, 2016, each as to an undivided 1/2 interest,

Grantees' Address: 1959 North Kenmore, Chicago, Illinois 60614

(hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor in trust under said trust agreements, the following described real estate in the County of Cook, State of Illinois:

LOT 26 IN SUBDIVISION OF LOT 3 WITH THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1959 North Kenmore, Chicago, Illinois 60614

P.I.N.: 14-32-403-010-0000

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

  
Grantor

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 agreements 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



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

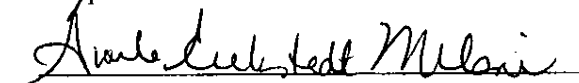
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 the delivery thereof the trusts created by this Indenture and by said trust agreements were 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 agreements 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 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.

And the said grantors hereby expressly waive and release any and all rights or benefits 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 hands and seals this 1st day of December, 2016.

 (seal)  
Joseph Milani

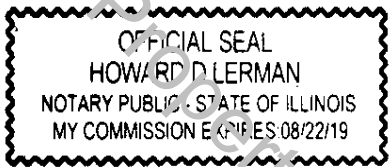
 (seal)  
Gisela Eichstadt Milani

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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 Joseph Milani and Gisela Eichstadt Milani, his 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 1st day of December, 2016.



*Howard D. Lerman*  
 \_\_\_\_\_  
 Notary Public

**Future Taxes to Grantees' Address**

Joseph Matthew Milani, Trustee  
 Gisela Milani, Trustee  
 1959 North Kenmore  
 Chicago, Illinois 60614

**After Recording, Mail to:**

Howard D. Lerman  
 Howard D. Lerman & Associates, Ltd.  
 135 S. LaSalle Street  
 Suite 2810  
 Chicago, Illinois 60603

This Instrument was prepared by: Howard D. Lerman & Associates, Ltd.  
 Whose Address is: 135 S. LaSalle Street, Suite 2810, Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		09-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-32-403-010-0000   20161201688245   1-576-708-288		

REAL ESTATE TRANSFER TAX		09-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-32-403-010-0000   20161201688245   0-764-750-016		

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

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 December 1, 2016

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Howard D. Lerman  
This 1<sup>st</sup> day of December, 2016  
Notary Public Michael Scott Lerman



The **grantee** or his 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 title to real estate under the laws of the State of Illinois.

Date December 1, 2016

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Howard D. Lerman  
This 1<sup>st</sup> day of December, 2016  
Notary Public Michael Scott Lerman



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)