

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

1674970 1/2

THE GRANTORS, Patricia Rooney Alden
Divorced and not since remarried
of the County of Cook
and State of Illinois for and in
consideration of Ten and No Dollars,
and other good and valuable
considerations in hand paid,
Convey and Warrant unto



Doc# 1635613043 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2016 02:53 PM PG: 1 OF 6

ABOVE SPACE FOR RECORDER'S USE ONLY

Patricia Ann Rooney as trustee, of the Patricia Ann Rooney 2004 Trust dated November 11, 2004, as grantee.

And unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal description attached hereto and made a part hereof as exhibit A

Permanent Real Estate Index Number: 17-03-103-010

Address of Real Estate: 1520 N Astor St Chicago, IL 60610

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 re-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 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 the 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; 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 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.

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be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 in to 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 trustee was duly authorized and empowered to execute and deliver every such 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 or 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 grantor hereby expressly waives and releases 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 set their hands and seals on 12-9-16.

x Patricia A. Poe (SEAL)

X _____ (SEAL)

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1674470 1/2

Deputy County Clerk's Office

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State of Illinois, County of Cook : ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia A Rooney and _____, 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 instruments 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 official seal on December 9, 2016

Commission expires 9-28-18

Angel R Allen
NOTARY PUBLIC

This instrument was prepared by: and
MAIL TO: and
SEND SUBSEQUENT TAX BILLS TO:

Patricia Rooney Alden
1520 N. Astor
Chicago, IL 60610



COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provisions of
Paragraph E, Section 4 of the
Real Estate Transfer Act.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Date: 12-9-2016

1674970 1/2

Signature: Patricia A. Rooney

REAL ESTATE TRANSFER TAX		21-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-03-100-010-0000 | 20161201692609 | 1-294-637-248

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

REAL ESTATE TRANSFER TAX		21-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-03-100-010-0000 | 20161201692609 | 0-425-474-240

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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: 12-9-16

Signature: *Patricia A. Row*
Grantor or Agent

Subscribed and sworn to before me
on December 9, 2016

Notary Public *Angel R Allen*



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 under the laws of the State of Illinois.

Dated: 12-9-16

Signature: *Patricia A. Row*
Grantor or Agent

Subscribed and sworn to before me
on December 9, 2016

Notary Public *Angel R Allen*



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 _____, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LEGAL DESCRIPTION

LOT 14 AND THE NORTH 5.00 FEET OF LOT 15 IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF THE FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE FOLLOWING DESCRIBED PARCELS:

GARAGE PARCEL

THAT PART OF LOT 14 AND THE NORTH 5.00 FEET OF LOT 15 IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF THE FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.00 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 16.50 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 14; THENCE NORTH $90^{\circ}00'00''$ WEST, ALONG THE NORTH LINE THEREOF, 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH $00^{\circ}03'47''$ EAST, ALONG THE WEST LINE THEREOF, 17.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $00^{\circ}03'47''$ EAST, ALONG THE WEST LINE OF LOTS 14 AND 15, AFORESAID, 12.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 5.00 FEET OF SAID LOT 15; THENCE SOUTH $90^{\circ}00'00''$ EAST, ALONG THE LAST MENTION SOUTH LINE, 21.60 FEET; THENCE NORTH $00^{\circ}03'47''$ WEST, 12.69 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, 21.60 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT,

DECK PARCEL

THAT PART OF LOT 14 IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF THE FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 52.00 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 31.84 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 14; THENCE NORTH $90^{\circ}00'00''$ WEST, ALONG THE NORTH LINE THEREOF, 74.22 FEET; THENCE SOUTH $00^{\circ}03'47''$ EAST, 6.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $00^{\circ}03'47''$ EAST, 13.73 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST, 14.63 FEET; THENCE NORTH $00^{\circ}03'47''$ WEST, 13.73 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 14.63 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT,

2ND FLOOR PARCEL

THAT PART OF LOT 14 IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF THE FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 42.00 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 31.84 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH $90^{\circ}00'00''$ WEST, ALONG THE

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NORTH LINE THEREOF, 57.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, CONTINUING ALONG SAID NORTH LINE, 16.40 FEET; THENCE SOUTH 00°03'47" EAST, 24.00 FEET; THENCE SOUTH 90°00'00" EAST, 16.40 FEET; THENCE NORTH 00°03'47" WEST, 24.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT,

3RD FLOOR PARCEL

THAT PART OF LOT 14 IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF THE FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 52.00 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 42.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE THEREOF, 57.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, CONTINUING ALONG SAID NORTH LINE, 16.95 FEET; THENCE SOUTH 00°03'47" EAST, 24.00 FEET; THENCE SOUTH 90°00'00" EAST, 16.95 FEET; THENCE NORTH 00°03'47" WEST, 8.80 FEET; THENCE SOUTH 90°00'00" EAST, 5.82 FEET; THENCE NORTH 00°03'47" WEST, 8.00 FEET; THENCE NORTH 90°00'00" WEST, 5.82 FEET; THENCE NORTH 00°03'47" WEST, 7.20 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

Address commonly known as:
1520 N. Astor St.
Chicago, IL 60610

PIN#: 17-03-100-010-0000

Cook County Clerk's Office