

UNOFFICIAL COPY

DEED IN TRUST

Name and address of taxpayer:

Benjamin J. Rosenthal
1528 W. Montana Street
Chicago, IL 60614

Mail to:

Benjamin J. Rosenthal
1528 W. Montana Street
Chicago, IL 60614



Doc# 1703745098 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2017 01:03 PM PG: 1 OF 5

THE GRANTOR(S) Benjamin Rosenthal, not married and not a party to a civil union, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey(s) and Warrant(s) to Benjamin J. Rosenthal, 1528 W. Montana Street, Chicago, IL 60614, as Trustee (hereafter the trustee, regardless of the number of trustees), under provisions of the Benjamin J. Rosenthal Living Trust dated January 27, 2017, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

Legal Description attached as EXHIBIT A.

Address: 1528 W. Montana Street, Chicago, IL 60614-7951
PIN(s): 14-29-317-054-0000, 14-29-317-055-0000, Vol. 489

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide the 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 with or without consideration; to convey the premises or any part thereof to successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authority vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the 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 present or in future, upon any terms 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 to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 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 the premises or any part thereof; and to deal with the property or any 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

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In no case shall any party dealing with the 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 the trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or any other instrument executed by the trustee in relation to the 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 agreement created by this deed and by the 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 deed and in the trust agreement or some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, duties, authorities, duties and obligations of its, his, her 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 earnings, avails and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof.


If the title of any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantor(s) hereby expressly waive(s) and release(s) 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 the sale on execution or otherwise.

Dated this 31 day of January, 2017.


 Benjamin Rosenthal (Seal)

REAL ESTATE TRANSFER TAX		06-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-29-317-054-0000 20170201608679 0-878-068-416		

REAL ESTATE TRANSFER TAX		06-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-29-317-054-0000 20170201608679 1-299-549-376		


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

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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, certify that Benjamin Rosenthal, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledges that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31ST day of JANUARY, 2017.



Notary Public

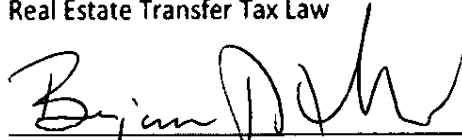
My commission expires: 09/09/2017



This instrument prepared by:

Jon E. Ehrenstrom
Attorney and Counselor at Law
580 Oakmont Lane
Westmont, IL 60559

Exempt pursuant to 35 ILCS 200/31-45(e) of the
Real Estate Transfer Tax Law



Benjamin J. Rosenthal

Property of Cook County Clerk's Office

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EXHIBIT A

- LEGAL DESCRIPTION -

PARCEL 8:

THAT PART OF LOT 25 IN LOT 8 IN THE SUBDIVISION LOTS 7 AND 8 ASSESSOR'S DIVISION AND LOT 19 IN L. MILLEP'S SUBDIVISION OF LOT 7 IN ASSESSOR'S DIVISION ALL IN BLOCK 42 SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID LOT 25 AT A POINT 176.88 FEET EAST OF THE SOUTHWEST CORNER OF LOT 19 IN LOT 8 IN THE SUBDIVISION LOTS 7 AND 8 ASSESSOR'S DIVISION OF BLOCK 42, AFORESAID; THENCE NORTH 00°00'00" EAST 124.25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 25 SAID POINT BEING 172.93 FEET EAST OF THE NORTH MOST NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89°44'00" EAST ALONG THE NORTH LINE OF LOTS 25 AND 19 A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°00'00" WEST 124.26 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 19 SAID POINT BEING 25.00 FEET EAST OF THE POINT OF BEGINNING; THENCE NORTH 89°42'56" WEST ALONG THE SOUTH LINE OF LOTS 25 AND 19 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 14-29-317-054-0000, 14-29-317-055-0000

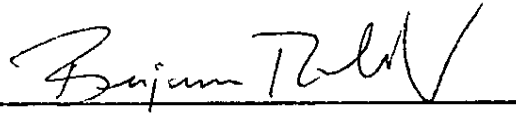
COMMONLY KNOWN AS: 1528 W. MONTANA, CHICAGO, IL 60614

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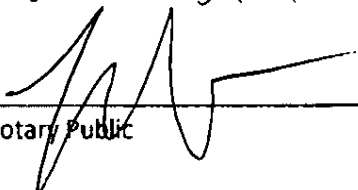
GRANTOR/GRANTEE STATEMENT

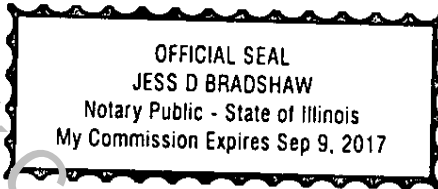
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 1/31, 201~~8~~ 17

Signature: 
Benjamin Rosenthal, Individually


Subscribed and sworn to before me
by the said Benjamin Rosenthal
this 31ST day of JANUARY, 2017


Notary Public

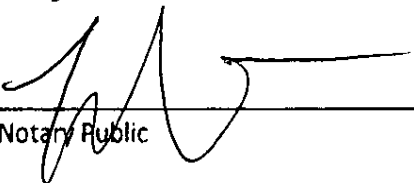


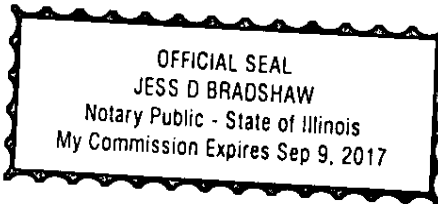
The Grantee or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 1/31, 2017.

Signature: 
Benjamin J. Rosenthal, Trustee

Subscribed and sworn to before me
by the said Benjamin J. Rosenthal
this 31ST day of JANUARY, 2017.


Notary Public



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.