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DEED IN TRUST



Doc# 1703917074 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2017 11:47 AM PG: 1 OF 6

Doc# 1701929053 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 12:07 PM PG: 1 OF 6

THE GRANTORS, Walter N. Jones and Carol A. Jouzaitis, husband and wife, of the County of Cook and the State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Convey and WARRANT to Chicago Title Land Trust Company, as Trustee under the provisions of a Trust Agreement dated October 31, 2016 and known as Trust Number 8002372864, to any and all successors as Trustee named under said trust agreement or who are legally appointed pursuant thereto, the following described real estate in Cook County, Illinois:

UNIT 1523-I, IN HENDERSON SQUARE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 9 TO 18 BOTH INCLUSIVE, AND LOTS 29 TO 37 AND WEST 9 FEET OF LOTS 38 BOTH INCLUSIVE, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 18, BOTH INCLUSIVE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 29 TO 38, BOTH INCLUSIVE, AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 16 FEET OF SAID LOT 38 PRODUCED NORTH 16 FEET, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. THE EAST 1/2 OF THE NORTH SOUTH VACATED ALLEY IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION, LYING EAST OF AND ADJACENT TO LOTS 19 THRU 28, IN SAID BLOCK 1 ALL IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95491093, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 17-Jan-2017
COUNTY: 343.00
ILLINOIS: 686.00
TOTAL: 1,029.00
14-20-320-048-1009 | 20161201691243 | 0-453-752-000

REAL ESTATE TRANSFER TAX 17-Jan-2017
CHICAGO: 5,145.00
CTA: 2,058.00
TOTAL: 7,203.00
14-20-320-048-1009 | 20161201691243 | 0-722-187-456

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

CCRD REVIEW

FIDELITY NATIONAL TITLE SC16098932
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Commonly known as: 1523 W. Henderson, Unit I Chicago, Illinois 60657

P.I.N.: 14-20-320-048-1009

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 is hereby granted to each 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 such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to mediate, 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 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 99 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 any 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 any 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 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, 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.

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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.

Property of Cook County Clerks Office

**COOK COUNTY
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

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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 hands and seals this

15 day of December, 2016.

Walter N. Jones
WALTER N. JONES

Carol A. Jouzaitis
CAROL JOUZAITIS

State of Illinois, ss. I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois aforesaid, do hereby certify that, Walter N. Jones personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

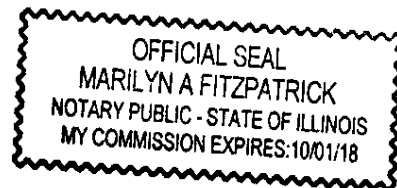
Given under my hand and official seal, this 15th day of December, 2016.



Marilyn A. Fitzpatrick
NOTARY PUBLIC

State of Illinois, ss. I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois, do hereby certify that, Carol Jouzaitis personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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, this 15th day of December, 2016.



Marilyn A. Fitzpatrick
NOTARY PUBLIC

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This instrument was prepared by:

Mary Jo O'Donnell
Carroll, Hartigan & Cerney, Ltd.
218 N. Jefferson Street
Suite 102
Chicago, IL 60661-1239

MAIL TO:

TRUST 8002372864
1523 W HENDERSON
UNIT I
CHICAGO, IL 60657

SEND SUBSEQUENT TAX BILLS

TRUST 8002372864
1523 W HENDERSON
UNIT I
CHICAGO, IL 60657

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LEGAL DESCRIPTION Attachment to Declaration

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