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\*17041160550\*

DEED IN TRUST

Prepare by &  
After Recording Mail To:

Jay Zabel & Associates, Ltd.  
55 W. Monroe St.  
Suite 3950  
Chicago, IL 60603  
Attn: Graham Conatser

Doc# 1704116055 Fee \$46.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

OFFICIAL FEE: \$2.00

AREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2017 02:19 PM PG: 1 OF 5

The Grantor, Dominica Cece, Trustee of **THE NICHOLAS L. CECE REVOCABLE LIVING TRUST DATED 5/6/1992**, with a mailing address of 1074 W. Taylor St., #203, Chicago, IL 60607 for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Convey and QUIT CLAIM unto, Grantee, Dominica Cece, Trustee of the **CECE MARITAL TRUST (EXEMPT) created under the terms of THE NICHOLAS L. CECE REVOCABLE LIVING TRUST DATED 5/6/1992**, with a mailing address of 1074 W. Taylor St., #203, Chicago, IL 60607 (hereinafter referred to as "said trustee") 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:

See Legal Description attached as Exhibit "A"

Permanent Index Number: 17-21-435-008-0000

Address of Real Estate: 1910 South Lee Parkway, Chicago, IL 60616

[Transfer Exempt Under Provisions of Section 4, Paragraph (e) Illinois Real Estate Transfer Tax Act.

By: *Graham Conatser, Attorney* Atty. Date: *12/31/16*

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, street, 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, be leases to commence in present or in the future, and upon any terms and for any period

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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 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.

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.

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In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 31st day of December, 2016.

  
 \_\_\_\_\_ (SEAL)  
 Dominica Cece, Trustee

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 Dominica Cece, Trustee, 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 31st day of December, 2016.

  
 \_\_\_\_\_  
 Notary Public



My Commission Expires:

Mail to:

Graham Conatser  
 Jay Zabel & Associates, Ltd.  
 55 W. Monroe St., Ste 3950  
 Chicago, IL 60603

Send Subsequent Tax Bills To:

Dominica Cece  
 1074 W. Taylor St., #203  
 Chicago, IL 60607

REAL ESTATE TRANSFER TAX 03-Feb-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-21-435-008-0000 | 20170201608463 | 0-562-496-192

REAL ESTATE TRANSFER TAX 03-Feb-2017.



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-21-435-008-0000 | 20170201608463 | 0-163-971-776

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

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 8 IN SANTA FE GARDENS III, BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-21-435-008-0000

ADDRESS OF REAL ESTATE: 1910 SOUTH LEE PARKWAY, CHICAGO, IL 60616

Property of Cook County Clerk's Office

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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 11/30, 20 17

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 30th day of January, 20 17  
Notary Public Michele L Oatsvall



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 1/30, 20 17

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 30 day of January, 20 17  
Notary Public Michele L Oatsvall



**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.)