

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

THE GRANTORS, **Judith L. Keating**, single, presently of 5320 N. Lowell Ave., #409, Chicago, Illinois 60630, County of Cook, and **Steffen B. Keating**, presently of 5320 N. Lowell Ave., #409, Chicago, Illinois 60630, County of Cook, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM, to GRANTEE, **Judith Keating**, not individually, but as Trustee under the **Judith Keating Revocable Trust** (hereinafter referred to as "said trustee", regardless of the number of trustees), presently of 5320 N. Lowell Ave., #409, Chicago, Illinois 60630, and unto all and every successor or successors in trust under said trust agreement, 100% of the Grantors' interest in the real estate located in Cook County, State of Illinois, as described on Exhibit A attached hereto.

Property Index Number: 13-10-200-026-1143

Commonly known as: 5320 N. Lowell Ave., #409, Chicago, Illinois 60630

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein.

Full power and authority are hereby granted to said trustee or successor trustees to improve, manage, protect and subdivide said premises or any part thereof; 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, 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



Doc# 1704116063 Fee \$46.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2017 03:14 PM PG: 1 OF 5

UNOFFICIAL COPY

renew leases and options to purchase the whole or any part thereof, 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 or successor trustees 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 the 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 said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained 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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned has hereunto set their hand, and seals this 7th day of January, 2017.

REAL ESTATE TRANSFER TAX 13-Feb-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-10-200-026-1143 | 20170201610561 | 0-977-478-336

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

Judith L. Keating
Judith L. Keating

REAL ESTATE TRANSFER TAX 13-Feb-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-10-200-026-1143 | 20170201610561 | 0-635-544-256

Steffen B. Keating
Steffen B. Keating

UNOFFICIAL COPY

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 **Judith L. Keating AND Steffen B. Keating**, 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 official seal, this 7 day of January, 2017.



Catherine M. Cuomo
Notary Public
My commission expires: 11-9-2019

This instrument was prepared by and after recording should be mailed to:

Send subsequent tax bills to:

Robert L. Schlossberg
Lawrence, Kamin, Saunders & Uhlenhop, L.L.C.
300 South Wacker Drive, Suite 500
Chicago, Illinois 60606

Judith Keating
5320 N. Lowell Ave., #409
Chicago, Illinois 60630

Exempt under provisions of Paragraph "E" Section 31- 45 Real Estate Transfer Tax Law.

Dated: 1/7, 2017

Robert A. Keating
attorney

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 3-409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER'S EDGE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95803644 AND AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNIT 3-409, PARKING SPACE NUMBER P3-21 AND STORAGE SPACE NUMBER S3-21, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVERS EDGE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95803644 AND AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel No. 13-10-200-026-1143

Property address: 5320 N. Lowell Ave., #409, Chicago, IL 60630

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agents affirm that, to the best of their knowledge, the name of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 7th day of February, 2017

By: [Signature]
Grantor or Agent

Date: 7th day of February, 2017

By: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me this 7th day of January, 2017.



Marcia E. Rollins
NOTARY PUBLIC
My commission expires: 12/21/19

The grantees or their agent affirm that, to the best of their knowledge, the name of the grantees 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: 7th day of February, 2017

By: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me this 7th day of January, 2017.



Marcia E. Rollins
NOTARY PUBLIC
My commission expires: 12/21/19

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 5 of the Illinois Real Estate Transfer Act.]