

UNOFFICIAL COPY

DEED IN TRUST

The Grantors, Paschal J. Panio and Karen M. Panio, husband and wife, of the Village of Flossmoor, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to:



1704644018D

Doc# 1704644018 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 11:22 AM PG: 1 OF 3

Paschal J. Panio and Karen M. Panio, husband and wife, 1610 Butterfield Rd., Flossmoor, IL 60422, as trustees of the PASCHAL J. PANIO LIVING TRUST dated October 4, 1990, as to a fifty percent (50%) interest, and

Paschal J. Panio and Karen M. Panio, husband and wife, 1610 Butterfield Rd., Flossmoor, IL 60422, as trustees of the KAREN M. PANIO LIVING TRUST dated October 4, 1990, as to a fifty percent (50%) interest,

and all and every successor trustee or trustees of the aforementioned trusts, the following described Real Estate:

Unit 206-A in Gotham Lofts Chicago Townhomes Condominium as delineated on and defined on the plat of survey of the following described parcel of real estate.

Lot 1 to 10, both inclusive, and the North 30.76 feet of Lots 11 and 12, all taken as a tract (except the South 181.13 feet of the West 150.15 feet thereof) in J.D. Caton's Subdivision of Block 44 in School Section Addition to Chicago of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "B" to the Declaration of Condominium recorded May 4, 1999, as Document Number 99-430671, and as amended from time to time, together with its undivided percentage interest in the common elements.

P.I.N.: 17-16-127-011-1025
Address of Real Estate: 420 S Clinton St. Unit 206-A, Chicago, IL 60607

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustees, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trusts.

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In no case shall any party dealing with said trustees or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, mortgage, lease, or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on 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.


IN WITNESS WHEREOF, the grantors, as trustees, have set their hand and seal on February 2 2017.

Paschal J. Panio
Paschal J. Panio
individually and as trustee

Karen M. Panio
Karen M. Panio,
individually and as trustee

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), Section 31-45, Property Tax Code
DATED: February 2 2017

Karen M. Panio
Buyer, Seller, or Representative

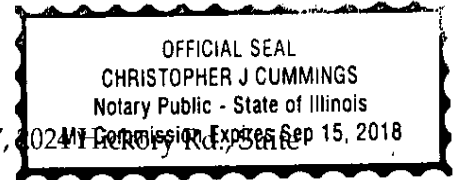
REAL ESTATE TRANSFER TAX	15-Feb-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

STATE OF ILLINOIS)
)
COUNTY OF COOK)

17-16-127-011-1025 | 20170201612785 | 1-274-248-384
* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois. DO HEREBY CERTIFY that Paschal J. Panio and Karen M. Panio, 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 this instrument as their free and voluntary act, for the uses and purposes set forth. Given under my hand and seal on February 2 2017.



Christopher J. Cummings
NOTARY PUBLIC



This instrument was prepared by: Christopher J. Cummings, P.O. Box 1387, 2024 Hickory Rd, Suite 205, Homewood, Illinois 60430.

Send recorded document to:
Christopher J. Cummings, P.C.
2024 Hickory Road, Suite 205
Homewood, IL 60430

Mail tax bills to:
Paschal & Karen Panio
1610 Butterfield Rd
Flossmoor, IL 60422

REAL ESTATE TRANSFER TAX	15-Feb-2017
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-16-127-011-1025 | 20170201612785 | 0-337-908-416

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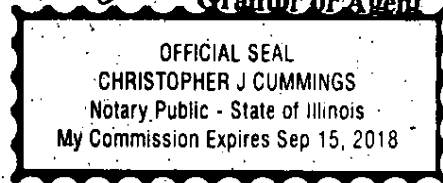
STATEMENT BY GRANTOR AND GRANTEE

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 February 2, 2017

Signature: Karen M. Paris
Grantor or Agent

Subscribed and sworn to before me
By the said Karen M. Paris
This 2d day of February, 2017
Notary Public [Signature]

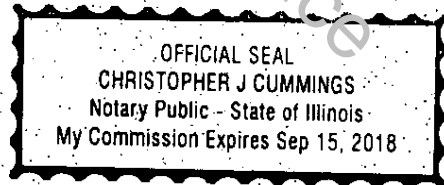


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 2, 2017

Signature: Paschal J. Paris
Grantee or Agent

Subscribed and sworn to before me
By the said Paschal J. Paris
This 2d day of February, 2017
Notary Public [Signature]



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.)