

17-303 102

MAIL RECORDED DEED TO:  
Michael W. Hansen, P.C.  
735 Essington Road, Suite 102  
Joliet, IL 60435

Doc#: 1704822079 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/17/2017 10:46 AM Pg: 1 of 4

Dec ID 20170201613507  
ST/CO Stamp 1-789-485-760  
City Stamp 0-232-690-368

MAIL TAX BILL TO:  
Elizabeth A. Hansen  
345 Fullerton Parkway  
Unit 2908  
Chicago, IL 60614

THIS INSTRUMENT PREPARED BY:  
Michael W. Hansen  
Michael W. Hansen, P.C.  
735 Essington Road  
Suite 102  
Joliet, IL 60435

ABOVE SPACE FOR RECORDER'S USE

**QUIT-CLAIM DEED  
IN TRUST**

THIS INDENTURE WITNESSETH, that the Grantor, Elizabeth A. Hansen, an unmarried woman, of the City of Chicago, in the County of Cook and the State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and QUIT-CLAIMS to:

Elizabeth A. Hansen, as Trustee of The Elizabeth A. Hansen Revocable Living Trust, dated the 26th day of December, 2016, and whose address is: 345 Fullerton Parkway, Unit 2908, Chicago, IL 60614,

the following described real estate in the County of Cook, and the State of Illinois, to wit:

Unit 2908, together with its undivided percentage interest in the common elements in the 345 Fullerton Parkway Condominium as delineated and defined in the Declaration recorded January 21, 1992 as Document Number 92066230, of the following described real estate:

PARCEL 1: LOTS 1, 2 AND 3 IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF ~~BLOCK 2~~ IN CANAL TRUSTEES' SUBDIVISION IN SCETION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. \*BLOCK

PARCEL 2: THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN THE ADAMS AND PORTERS SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3

REAL ESTATE TRANSFER TAX		16-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-200-016-1209   20170201613507   1-789-485-760		

REAL ESTATE TRANSFER TAX		16-Feb-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-33-200-016-1209   20170201613507   0-232-690-368		
* Total does not include any applicable penalty or interest due.		

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OF CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-33-200-016-1209

COMMONLY KNOWN AS: 345 Fullerton Parkway, Unit 2908, Chicago, IL 60614

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

**FULL POWER AND AUTHORITY** is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 or make leases and to grant options to lease and options to renew leases an options to purchase the whole or any part of the reversion and to contract respecting the manner of pricing the amount of present or future rentals, to partition or kind, to release, convey or assign any right, title or interest in or about or easement appurtenant of 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 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 thereon and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver very such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is make to a successor or successors in trust, that such

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successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, power, 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 interests, legal or equitable, in or to said real estate as such, but only an interest in the earnings avails and proceeds thereof as aforesaid.

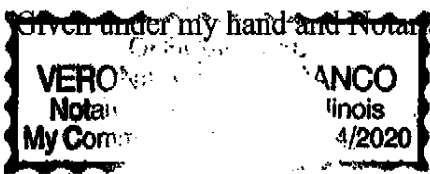
And the said grantor hereby expressly waives and released any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads for sales on execution or otherwise.

DATED this 27 day of December, 2016.

Elizabeth A. Hansen  
Elizabeth A. Hansen

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF WILL            )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Elizabeth A. Hansen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 Notary Seal this 27<sup>th</sup> day of December 2016.

Veronica Villafranco  
Notary Public

My commission expires: 4/14/20



Exempt under provisions of Paragraph (e), Section 31-45 Property Tax Code.

Michael W. Hansen  
Buyer, Seller or Representative  
Date: 12/27/16



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**First American**

First American Title Insurance Company  
2777 Diehl Road  
Warrenville, IL 60555

**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 12/27/2016

Signature Elizabeth A. Hansen  
Grantor or Agent



Subscribed and sworn to before me by the said Elizabeth A. Hansen affiant  
this 27th day of December, 2016

Notary Public Veronica Villafranco

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 and hold title to real estate under the laws of the State of Illinois.

Dated 12/27/2016

Signature Elizabeth A. Hansen  
Grantor or Agent



Subscribed and sworn to before me by the said Elizabeth A. Hansen, Trustee affiant  
this 27th day of December, 2016

Notary Public Veronica Villafranco

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)