


# UNOFFICIAL COPY

## DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, NOEL BAKER whose address is PO Box 47501, City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Richard Surdel, of that certain trust known as the CHGO CTY TRUST SERIES 2013-108493 Trust which was formed under a Declaration of Trust dated March 21, 2017 and whose address is PO Box 12603, Chicago, IL 60612, the following described land together with the improvements appurtenant thereto in the County of Cook, State of Illinois.

SEE LEGAL DESCRIPTION ATTACHED

HERETO AND MADE A PART HEREOF

 *1708122086D*
Doc# 1708122086 Fee \$46.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/22/2017 03:26 PM PG: 1 OF 5

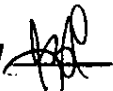
Address of Property: 8426 South Peoria Street, Chicago, IL 60620

Property Index Number: 20-32-413-029-0000

Hereinafter called the 'property',

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and that he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property 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

CCRD REVIEW 

*This transfer is exempt under Real Estate Tax Law 35 ILCS 200/37 subparagraph  
E and Cook County number 93-0-27, paragraph 4  
3-21-17*

# UNOFFICIAL COPY

property 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 praesenti or futuro, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 99 years, and renew or extend leases upon any terms and for any 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 in 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 submit said property to condominium, 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.

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be representations, warranties, covenants, undertakings, premises, and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings, and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record for this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property 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 property, or be obliged to see that the terms of this trust have been complied with, or 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 property 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 binding upon all beneficiaries thereunder, (c) that

# UNOFFICIAL COPY

the 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 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 beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in possession, earnings, avails and proceeds arising from the sale or other disposition of said property, 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 property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of Beneficial shares unless otherwise granted herein.

The initial Trustee holding title to the aforesaid property for the aforesaid trust under the terms of the aforesaid trust agreement shall be Richard Surdel. The situs of the domicile of said trust shall be the domicile of the Trustee and of any successor Trustee who shall henceforth act in that capacity. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust. In the event of the said Trustee's death, incapacity, disappearances, bankruptcy, resignation or unwillingness to act in accordance with directions given by the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees.

## LEGAL DESCRIPTION

THE SOUTH 13 FEET OF LOT 10 AND ALL OF LOT 11 AND THE NORTH 8 FEET OF LOT 12 IN BLOCK 3 IN BELLAMY'S SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 60 ACRES OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 8426 South Peoria Street, Chicago, IL 60620

Permanent Real Estate Index Number: 20-32-413-029-0000

Grantor also hereby grants to grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

# UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were reciting and stipulated at length herein.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 21<sup>st</sup> day of March, 2017.

Signed, sealed and delivered in our presence:

  
Grantor

STATE OF Illinois


COUNTY OF Cook



This instrument was acknowledged before me by NOEL BAKER, Grantor who, being first sworn, affirmed that he/she executed the foregoing for the purposes contained therein on this 21<sup>st</sup> day of March, 2017.

  
NOTARY PUBLIC

DEED Prepared By: NOEL BAKER, GRANTOR  
Future taxes and return to:  
Richard Surdel, Trustee  
CHGO CTY TRUST SERIES 2013-108493 Trust  
PO Box 12603  
Chicago, IL 60612



REAL ESTATE TRANSFER TAX		23-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
20-32-413-029-0000   20170301628070   0-218-777-280		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Mar-2017
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
20-32-413-029-0000   20170301628070   0-722-831-040		

# UNOFFICIAL COPY

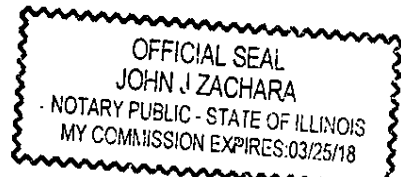
## STATEMENT BY GRANTOR AND GRANTEE

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 3-21, 2017

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

Subscribed and sworn to before me  
By the said Noel Baker  
This 21st, day of March, 2017  
Notary Public [Signature]

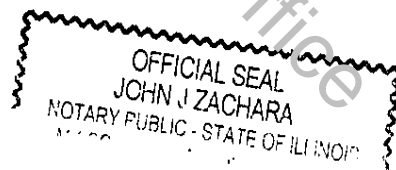


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-21, 2017

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

Subscribed and sworn to before me  
By the said Noel Baker  
This 21st, day of March, 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.)