



Doc# 1708913030 Fee \$48.00

PREPARED BY AND WHEN RECORDED RETURN TO:

Barnett Capital
C/O Ken Fixler
450 Skokie Blvd, Suite 604
Northbrook, Illinois 60062

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2017 12:23 PM PG: 1 OF 6

SEND FUTURE TAX BILLS TO:

Barnett Capital, Ltd.
C/O Ken Fixler
450 Skokie Boulevard, Suite 604
Northbrook, Illinois 60062

(Above Space for Recorder's use only)

QUIT-CLAIM DEED IN TRUST

On this 1st day of February, 2017, FB REALTY LLC, an Illinois limited liability company ("GRANTOR"), whose address is 450 Skokie Boulevard, Suite 604 Northbrook, Illinois 60062, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT-CLAIMS TO CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 10 South LaSalle Street, Chicago, Illinois, as Trustee under the provision of certain Trust Agreement dated May 9, 2016 and known as Trust Number 8002371265, the following described real estate situated in Cook County, Illinois to wit:

8002371264

PIN and Common Address(es) See attached Exhibit A

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

Hereby releasing and waiving all rights under and by the Homestead Exemption Law of the State of Illinois.

The terms and condition appearing EXHIBIT B of this instrument are made a part hereof.

The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Date: 2-1-17

[Signature]

Grantor or Representative

SIGNATURES ON FOLLOWING PAGE

Vertical stamp: S, P, S, SC, INT with handwritten marks

Table with 2 columns: REAL ESTATE TRANSFER TAX, 20-Mar-2017. Rows: COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00. Includes logos and contact info.

Table with 2 columns: REAL ESTATE TRANSFER TAX, 20-Mar-2017. Rows: CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00. Includes logo and contact info.

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

UNOFFICIAL COPY

IN WITNESS WHEREOF, GRANTOR has executed this Quit Claim Deed in Trust Deed as of the date first set forth above.

GRANTOR:

FB REALTY LLC,

an Illinois limited liability company

By: [Signature]
Name: Rob Lewis
Title: Authorized Signatory

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, Heather M. Brennan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rob Lewis, the Authorized Signatory, of FB REALTY LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 1 day of February, 2017

[Signature]
Notary Public

My Commission Expires: 10-25-17



I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) 1 OF SECTION 200.1-288 OF SAID ORDINANCE.

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 16 AND LOT 17 (EXCEPT THE SOUTH 6 FEET) IN BLOCK 10 IN SUBDIVISION OF BLOCKS 9 AND 10 IN EDSON SUBDIVISION OF THE SOUTH 3/4 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3618 North Magnolia, Chicago, Illinois 60613

PIN: 14-20-125-028-0000

Property of Cook County Clerk's Office

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EXHIBIT B TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any term and for any period 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as

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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 and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

Property of Cook County Clerk's Office

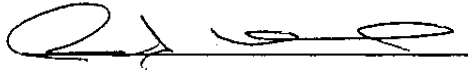
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STATEMENT BY GRANTOR AND GRANTEE


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.

GRANTOR OR AGENT:

Dated: February 1, 2017

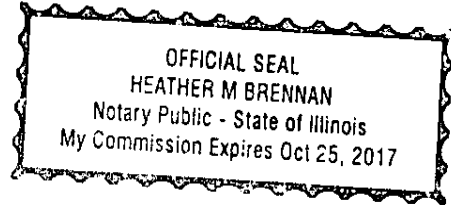


Subscribed and sworn to before me this 1st day of February, 2017


Notary Public

My Commission Expires: 10-25-17

(Seal)




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.

GRANTEE OR AGENT:

Dated: February 1, 2017

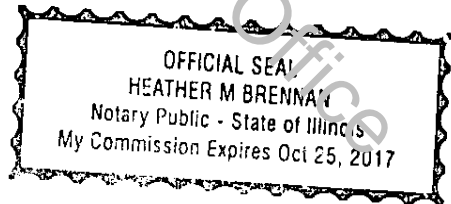


Subscribed and sworn to before me this 1st day of February, 2017


Notary Public

My Commission Expires: 10-25-17

(Seal)



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)