

# UNOFFICIAL COPY



Doc# 1709506082 Fee \$44.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 KAREN A. YARBROUGH  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 04/05/2017 01:13 PM PG: 1 OF 4

## WARRANTY DEED IN TRUST

(The Above Space for Recorder's Use Only)

The GRANTOR, **Mark Rouchard**, of Arlington, VA, married to Mary Ellen Rouchard, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, conveys and warrants to the GRANTEE, **James M. Schumacher, as Trustee and unto every successor or successors in trust under the provisions of a trust agreement dated the 22nd day of November, 1991, and known as the Matthew Joseph Schumacher Gift Trust**, the real estate described on Exhibit A, attached hereto, together with all improvements thereon and all rights of way, easements and other appurtenances thereto, if any.

**Permanent Real Estate Index Number(s):** 17-09-112-107-1104 & 17-09-112-107-1416  
**Address(es) of Real Estate:** 501 N. Clinton Street - Unit 1904, P-418, Chicago, IL 60654

**SUBJECT TO:** Covenants, conditions and restrictions of record of record, building lines, easements, if any, provided that they do not interfere with the current use and enjoyment of the real estate; general taxes for the year 2016- 2<sup>nd</sup> installment and subsequent years; acts done or suffered by the GRANTEE.

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

Full power and authority are hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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, dedicate, 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 praesenti or in futuro, 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 to make leases and

(SA)  
 181  
 AP 1702236



Near North National Title  
 222 N. LaSalle  
 Chicago, IL 60601

### REAL ESTATE TRANSFER TAX 04-Apr-2017



**CHICAGO:** 4,387.50  
**CTA:** 1,755.00  
**TOTAL:** 6,142.50 \*

### REAL ESTATE TRANSFER TAX 05-Apr-2017



**COUNTY:** 292.50  
**ILLINOIS:** 585.00  
**TOTAL:** 877.50

17-09-112-107-1104 | 20170301632366 | 0-916-690-624

17-09-112-107-1104 | 20170301632366 | 1-123-129-024

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

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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 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 in relation to said premises or any part thereof, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, mortgaged or encumbered by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises or any part thereof, 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 and other instrument executed by said trustee in relation to said real estate or any part thereof shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, encumbrance, 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, encumbrance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and said trust agreement, or in some amendment thereof, and binding upon all beneficiaries thereunder; c ) that said trustee was fully 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.

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 or any part thereof, 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 or any part thereof, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, the GRANTOR aforesaid has executed this Deed as of the 23 day of March, 2017.



Mark Rouchard

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STATE OF VIRGINIA )  
 ) SS  
COUNTY OF Arlington )

The undersigned, a Notary Public in and for the above county and state, does hereby certify that Mark Rouchard, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of March, 2017.

[Signature]  
Notary Public



My Commission Expires: 04-30-2018

Prepared by: James E. Hussey, 2122 North Lalewood Avenue, Chicago, IL 60614

Mail recorded deed to:

Matt Schumacher  
501 N. Clinton # 1904  
Chicago, IL 60654

Mail Tax Bills:



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## EXHIBIT A

### PARCEL 1:

UNIT 1904 AND PARKING SPACE UNIT P-418 IN KINZIE PARK TOWER CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 22 IN KINZIE PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088

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