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Warranty Deed in Trust

Mail to:

Erwin Law, LLC
Attn: James Erwin
4043 N. Ravenswood, Suite 208
Chicago, Illinois 60613

Doc# 1709513091 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2017 04:07 PM PG: 1 OF 4

Future Tax Bills To:

Michael Tritt
4026 N. Kildare Ave
Chicago, Illinois 60641

THE GRANTOR, Michael Tritt of the City of Chicago, Cook County, State of Illinois for and in consideration of payment of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration in hand paid;

CONVEYS AND WARRANTS unto Michael R. Tritt and Veronica Ivy Tritt, whose address is 4049 N. Mozart, Apt. 15, Chicago Illinois 60618, as trustees under the Trust Agreement Dated October 20, 2016 and known as the Michael R. Tritt and Veronica Ivy Tritt Revocable Declaration of Trust (the "instrument"), the following Real Property in the County of Cook in the State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

(See Legal Description in attached Exhibit A)

Property Address: 4026 N. Kildare Avenue, Chicago, Illinois 60641
Parcel No.: 13-15-419-021-0000

SUBJECT to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the successor Trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

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The trustee, which term shall refer to the Trustee originally named or to any successor Trustee, subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.



The Grantor(s), Michael Tritt, hereby waive and release any and all right of benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads or real estate from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 23rd day of Nov, 2016.

(Seal)

REAL ESTATE TRANSFER TAX		06-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-15-419-021-0000 20170401635001 1-361-864-384		
* Total does not include any applicable penalty or interest due.		

State of Illinois)
)SS
County of)

REAL ESTATE TRANSFER TAX		06-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-15-419-021-0000 20170401635001 1-055-722-176		

BE IT REMEMBERED, That on this 23rd day of November, 2016, before me, the subscriber, a Notary Public in and for said state, personally came Michael Tritt, the Grantor(s) in the foregoing deed, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year aforesaid.

Alicia O Erwin
Notary Public



(seal)

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX ACT AND COOK COUNTY ORDINANCE 93104, PARAGRAPH E.

11-23-16
Date

Grantor or Grantor's Representative

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Exhibit A

Legal Description

LOT 14 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 14 IN BLOCK 27 IN IRVING PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDAN, IN COOK COUNTY, ILLINOIS.

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

Date: Nov 23rd 2016

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



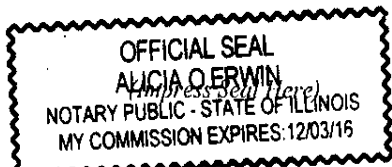
[Signature]
Notary Public

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.

Date: Nov 23rd 2016

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
Notary Public

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 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 Act.]