

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,

That the Grantor, KEVIN J. DONAGHUE of the County of and State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto KEVIN J. DONAGHUE, as Trustee under the provisions of a trust agreement dated April 20, 2017 known as the KEVIN J. DONAGHUE TRUST, the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT NUMBER 2128-1 IN THE POTOMAC PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 IN BLOCK 1 IN A. N. WATERMAN'S SUBDIVISION OF THE WEST 5 ACRES OF THE SOUTH 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96309669, AND THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96753684 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

2138 W. POTOMAC, UNIT 1, CHICAGO, IL 60622

17-06-120-046-1001

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. The powers and authority conferred upon said trust Grantee are recited on the second page hereof and incorporated herein by reference.

In Witness Whereof, said Grantor has signed this instrument this 20th day of April, 2017

Handwritten signature of Kevin J. Donaghue over a line, with the name KEVIN J. DONAGHUE printed below.

State of Illinois
County of Cook

Stamp area containing a barcode with number *1712945028D*, Doc# 1712945028 Fee \$42.00, RHSP FEE:\$9.00 RPRF FEE: \$1.00, AFFIDAVIT FEE: \$2.00, KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS, DATE: 05/09/2017 12:26 PM PG: 1 OF 3

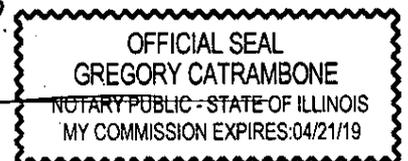
Table with 2 columns: REAL ESTATE TRANSFER TAX and 09-May-2017. Rows include COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00. Includes seals and numbers 17-06-120-046-1001, 20170501651741, 0-021-709-248.

Table with 2 columns: REAL ESTATE TRANSFER TAX and 09-May-2017. Rows include CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00. Includes seal and numbers 17-06-120-046-1001, 20170501651741, 1-682-362-816. Footnote: * Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that KEVIN J. DONAGHUE personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20 day of April, 2017.

Handwritten signature of Gregory Catrambone over a line, with the name Notary Public printed below.



CCRD REVIEW with a handwritten signature over the text.

UNOFFICIAL COPY

EXEMPT UNDER THE PROVISIONS
OF PARAGRAPH E, SECTION 31-45
OF THE REAL ESTATE TRANSFER
TAX ACT.

DATED: 4/20/17

Kevin J. Donaghue
Kevin J. Donaghue

The foregoing transfer of title/conveyance is hereby
accepted by Kevin J. Donaghue as Trustee under the
provisions of the Kevin J. Donaghue dated April 20, 2017

Signed: Kevin J. Donaghue
Trustee aforesaid

TRUST POWERS

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicated parks, street, highways or alleys and to vacated any subdivision or part thereof, and to resubdivided said property as often as desired, to contract to sell, to grant options to purchase, to sell on any items, 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 dedicated, 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 praesenti or futuro, and upon any terms 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 property, or any part thereof, for other real or personal property, to grant easements or charges of any kinds, 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 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 thereof and binding upon all beneficiaries thereunder, (c) that said 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 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, all of 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 interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:

Law Office of Gregory Catrambone, P.C.

10555 W. Cermak Road
Westchester, IL 60154
(708) 562-1191

TAXPAYER'S ADDRESS:

KEVIN J. DONAGHUE
2138 W. POTOMAC, UNIT 1
CHICAGO, IL 60622

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 20 | 2017

SIGNATURE: *Kevin J. Dana Office*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

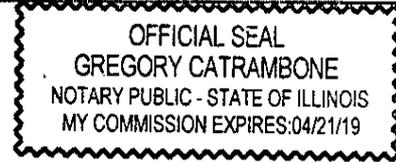
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Kevin J. Dana Office

On this date of: 4 | 20 | 2017

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 20 | 2017

SIGNATURE: *Kevin J. Dana Office*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

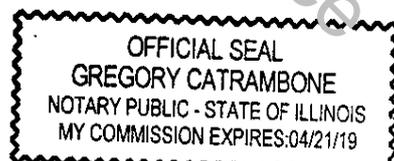
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Kevin J. Dana Office

On this date of: 4 | 20 | 2017

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)