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THIS INSTRUMENT WAS  
PREPARED BY AND  
RETURN TO:

Michael T. Wycklendt  
Reed Smith LLP  
10 South Wacker Drive  
Suite 4000  
Chicago, Illinois 60606-7507



Doc# 1712939116 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 02:48 PM PG: 1 OF 6

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE made this 1<sup>st</sup> day of May, 2017, between PATRICK M. MARSHALL, a bachelor, of 247 E. Chestnut, Unit #1404, Chicago, Illinois 60611, Grantor, and PATRICK M. MARSHALL, as Trustee or his successors in trust under the Patrick M. Marshall Declaration of Trust dated May 1<sup>st</sup>, 2017, whose post office address is 247 E. Chestnut, Unit #1404, Chicago, Illinois 60611, Grantee.

### WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises 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 premises or any part thereof to a successor or successors in trust and to grant to each 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 *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


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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 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 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 to execute 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, duties and obligations of its, his, her or their predecessor in trust.



"Grantor" and "Grantee" are used for singular or plural, as context requires.

**[Remainder of page intentionally left blank.]**

REAL ESTATE TRANSFER TAX		09-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-03-228-024-1076 | 20170501651450 | 1-461-096-896

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

REAL ESTATE TRANSFER TAX		10-May-2017
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-03-228-024-1076 | 20170501651450 | 0-836-325-824

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IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal the day and year first above written.

Patrick M Marshall  
Patrick M. Marshall

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK M. MARSHALL, a bachelor, to me known to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of May, 2017.



Michael T. Wycklendt  
Notary Public

Clerk's Office



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER 1404 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS 'DEVELOPMENT PARCEL'): SECTION 3 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY 528-30 HINMAN AVENUE CORP., AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22356920 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 247 E. Chestnut  
Unit #1404  
Chicago, Illinois 60611

PERMANENT INDEX NUMBER: 17-03-228-024-1076

MAIL TAX BILLS TO: Patrick M. Marshall  
247 E. Chestnut  
Unit #1404  
Chicago, Illinois 60611

Exempt under provisions of paragraph E, Section 31-45,  
Real Estate Transfer Tax Law.

5/5/17  
Date

James M. K...  
Buyer, Seller or Representative

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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.

Dated May 5, 2017

Signature: Jane M. Kipnis, as agent  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor agent  
This 5<sup>th</sup> day of May, 2017  
Notary Public Judith B. Stevenson



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 May 5, 2017

Signature: Jane M. Kipnis, as agent  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee agent  
This 5<sup>th</sup> day of May, 2017  
Notary Public Judith B. Stevenson



**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.)