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WARRANTY DEED INTO TRUST

Doc# 1713629008 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2017 10:08 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, SUE J. HENRY, married to CARTER G. PHILLIPS, of the City of Arlington, County of Arlington, State of Virginia, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to

CARTER G. PHILLIPS and SUE J. HENRY, Trustees, either of whom may act independently, or their successors in trust, under the CARTER G. PHILLIPS TRUST dated December 18, 1986, amended by complete restatement on October 30, 1998, amended by complete restatement on February 27, 2006, amended by complete restatement on July 16, 2009, and amended by complete restatement on February 2, 2017, as it may be amended from time to time, of 5179 37th Road North, Arlington, Virginia 22207

all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Unit 3102 together with its undivided percentage interest in the common elements in the Plaza Dewitt Condominium as delineated and defined in the Declaration recorded as Document No. 23225147, in the Southwest 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 17-03-222-023-1311

Address(es) of Real Estate: 260 E. Chestnut, #3102, Chicago, Illinois 60611

CCRD REVIEW

THIS IS NOT HOMESTEAD PROPERTY.

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

In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the trustee to improve, manage, protect

REAL ESTATE TRANSFER TAX 16-May-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-03-222-023-1311 | 20170201611684 | 0-213-184-960

REAL ESTATE TRANSFER TAX 16-May-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-03-222-023-1311 | 20170201611684 | 1-872-916-928

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

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and subdivide said real estate 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 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at the present or in the future, 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 kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to said real estate 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 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 the trustee 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 the trustee 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 necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said agreement and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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, 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations", or words of similar import, in accordance with

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the statute in such cases made and provided.

And said GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunder set their hands and seals dated 4-24-17.

Sue J. Henry (SEAL)
SUE J. HENRY

Carter G. Phillips (SEAL)
CARTER G. PHILLIPS

Exempt under provisions of Paragraph E,
Section 31-45, Real Estate Transfer Tax Law,
actual consideration less than \$100.00.

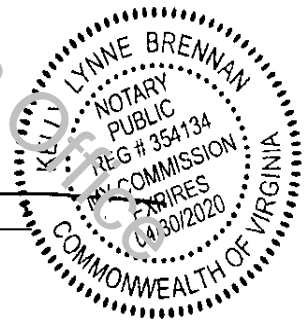
Sue J. Henry 4/24/17
Buyer/Seller/Representative Date

STATE OF VIRGINIA
COUNTY OF Fauquier) ss.

I, the undersigned, a Notary Public on and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that SUE J. HENRY, married to CARTER G. PHILLIPS, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, dated 4/24/17

[Signature]
Notary Public



This instrument was prepared by: DANIEL O. HANDS, 2021 Midwest Road, Suite 200, Oak Brook, Illinois 60523.

MAIL TO:
Daniel O. Hands, P.C.
2021 Midwest Road, Suite 200
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:
Carter G. Phillips and Sue J. Henry
5179 37th Road North
Arlington, VA 22207

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 4-24-2017

Signature: *Sue J. Henry*
Sue J. Henry, Grantor or Agent

Subscribed and sworn to before me by the said drivers license this 24th day of April, 2017.

Notary Public *[Signature]*



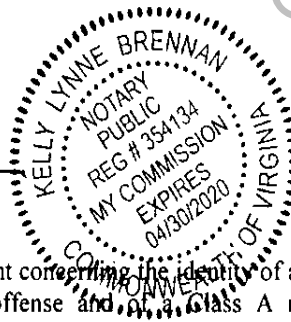
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 4-24-2017

Signature: *Carter G. Phillips*
Carter G. Phillips, Grantee or Agent

Subscribed and sworn to before me by the said drivers license this 24th day of April, 2017.

Notary Public *[Signature]*



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 Act.)