

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR, **KRISTINA L. JAROSIUS**, an unmarried person, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100's DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to **KRISTINA L. JAROSIUS**, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 1 day of June, 2017, and designated as the Declaration of

**Revocable Living Trust of Kristina L. Jarosius**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE.

**Permanent Index Number: 17-17-300-107-1019.**

**Property Address: 711 S. Ashland Avenue, Unit C, Chicago, Illinois 60607.**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant such successor or successors in trust all powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property or any interest herein, as security for advances or loans. (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any part dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed



\*1716516028\*

Doc# 1716516028 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2017 11:04 AM PG: 1 OF 5

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was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest, therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, The Individual(s) named in our Trust Agreement and any amendments thereto, is/are then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.



All of the covenants, conditions, powers, rights and duties vested herby, in the respective parties, shall inure to and be binding upon the heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles or the Recorder of Deeds is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition," or "with limitation," or words of similar import, in compliance with the statute of the State of Illinois in such cases made and provided.

The Grantor, KRISTINA L. JAROSIUS, an unmarried person, hereby waives and releases any all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 3<sup>rd</sup> day of APRIL, 2017.


  
 KRISTINA L. JAROSIUS

REAL ESTATE TRANSFER TAX		14-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-17-300-107-1019   2017061670432   0-077-334-976		

State of Illinois )  
 County of COOK )

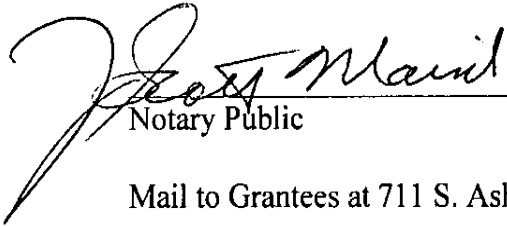
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KRISTINA L. JAROSIUS, an unmarried person, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purpose herein set forth.

GIVEN under my hand and official seal  
 this 3<sup>rd</sup> day of APRIL, 2017.

REAL ESTATE TRANSFER TAX		09-Jun-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-17-300-107-1019   20170601670432   1-260-882-368		

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

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Notary Public

Commission expires 10-13-19

Mail to Grantees at 711 S. Ashland Avenue, Unit G, Chicago, Illinois 60607

This Instrument prepared by:

J. Scott Marsik, Attorney at Law at 3341 Hobson Road, Suite A, Woodridge, Illinois 60517.



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

The property contained in this Trust Instrument is legally described as follows:

Parcel 1.

Unit 711-G in Garibaldi Square on the Park Condominium as delineated on a survey of the following described real estate:

Lot 36 in Garibaldi Square Subdivision, being a Subdivision of parts of Blocks 40 and 41 of Canal Trustees' Subdivision of the West ½ and the West ½ of the North East ¼ of Section 17, Township 38 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium as Document 89-406373 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2.

The exclusive right to use Parking Space No. P-19, a limited common element, as delineated on the survey attached to the Declaration aforesaid.

Permanent Tax Parcel No. 17-17-300-107-1019.

This property is commonly known as 711 S. Ashland Avenue, Unit G, Chicago, Illinois 60607.

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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.

Dated:

Signature of Grantor or Agent: Kristina S. Jovits

Subscribed and sworn to before me this 3<sup>rd</sup> day of April, 2017

J Scott Marsik  
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.

Dated:

Signature of Grantor or Agent: Kristina S. Jovits, Trustee

Subscribed and sworn to before me this 3<sup>rd</sup> day of April, 2017

J Scott Marsik  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the contents of a deed or assignment of beneficial interest 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 Tax Act.]

