

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

MAIL TO:

The Law Firm of
Urszula Czuba-Kaminski
7015 West Archer Ave
Chicago, IL 60638

NAME & ADDRESS OF TAXPAYER

Barbara J. Glenn
4642 S Ellis Ave Unit 2S
Chicago, IL 60653



17172198380

Doc# 1717219838 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2017 01:53 PM PG: 1 OF 3

THE GRANTOR, BARBARA J. GLENN, of the City of Chicago, County of Cook, State Illinois, for and in consideration of Ten Dollars (\$10.00) and other good valuable considerations in hand paid, DOES CONVEY and WARRANT to **BARBARA J GLENN** as Trustees under the provisions of **TRUST AGREEMENT** dated the 3rd day of June, 2017 and known as **TRUST NUMBER ONE** (and in the event and in the event of death, resignation, or inability of grantee/s to act as such Trustee, then unto **KATHY D. MCKELPHIN**, as Successor in Trust with like powers, duties as are vested in the said grantee as such Trustee in the Trust Agreement and any amendments thereof), the following described real estate situated in County of Cook, in the State of Illinois, to wit:

Unit 4642-2 in the 4640-42 South Ellis Condominium as delineated on a survey of the following described tract of land: Lot 1 (except the North 35 feet thereof) and Lots 2, 6 and 7 (except the North 7 feet thereof) in Layton's Subdivision of Sublots 1, 2 and 3 in Clarke and Layton's Subdivision of Lots 7,8,9 and 10 in Block 8 in Walker and Stinson's Subdivision of the West 1/2 of the Southwest 1/4 of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian,; which survey is attached as Exhibit "A" to the Declaration of Condominium Recorded as Document 04 05 59 55, together with its undivided percentage interest in the common elements, in Cook County, Illinois, plus an undivided share in and to 16.67% of the common elements appurtenant thereto.

XXX14

P.I.N.: 20-02-316-025-1005

Property Address: 4642 S Ellis Avenue, Unit 2S, Chicago, Illinois 60653

and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) Real estate taxes for the year 2017 and subsequent years; (2) Covenants, conditions, restrictions and easements of record; 3) All applicable zoning laws and ordinances.

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph "E"
Section 4, Real Estate Transfer Tax Act.

6-3-2017
Date

Buyer, Seller or Representative

Barbara J. Glenn
BARBARA J. GLENN

REAL ESTATE TRANSFER TAX

07-Jun-2017



| | |
|----------|------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 |

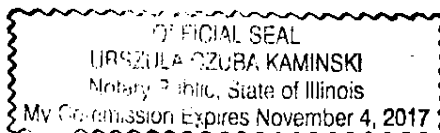
STATE OF ILLINOIS
COOK COUNTY

20-02-316-025-1005 | 20170601668333 | 1-136-802-240

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

The foregoing instrument was acknowledged before me on June 3, 2017 by **Barbara J. Glenn**

Urszula Czuba-Kaminski
NOTARY PUBLIC



This Instrument was prepared by:

THE LAW OFFICE OF URSZULA CZUBA-KAMINSKI AND ASSOCIATES
7015 West Archer Avenue, Chicago, IL 60638
(773) 229-8080 FAX: (773) 229-8222

JA

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TO HAVE AND TO HOLD the said premises with the appurtenances thereunto the trusts and for the uses and purposes herein and in such trust agreement set forth.

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 re-subdivide 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 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 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 present or in 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, changes or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant to lease 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 changes 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 conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see 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 to 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 the time of the delivery thereof of 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 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 land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicated thereof, or memorial, the words "in trust," "or upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

REAL ESTATE TRANSFER TAX

21-Jun-2017



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

20-02-316-025-1005

| 20170601668333 | 2-106-328-512

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STATEMENT BY GRANTOR AND GRANTEE

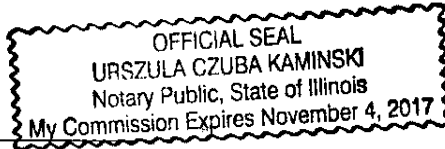
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 3, 2017

Signature: Barbara J. Glenn
Grantor or Agent

Subscribed and sworn to before me by the said Grantor, this 3rd day of June 2017.

Notary Public Ukallipsta



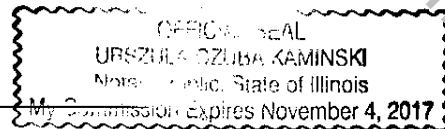
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 3, 2017

Signature: Barbara J. Glenn
Grantee or Agent

Subscribed and sworn to before me by the said Grantee, this 3rd day of June 2017.

Notary Public Ukallipsta



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 Tax Act.)