



1717312101D

First American Title Insurance Company

Doc# 1717312101 Fee \$64.00

WARRANTY DEED IN TRUST
Individual

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2017 01:43 PM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2858114

THE GRANTOR(S), Michael Blinka, single, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Wendy C. Davis, as trustee of the Wendy C. Davis Revocable Trust dated February 8, 2006, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws; general taxes not yet due and payable.

Permanent Real Estate Index Number(s): 17-32-216-048-1003
Address(es) of Real Estate: 2111 N. Kenmore, #3 Chicago, IL 60614
Ave.

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 to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or 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 party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire 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 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 agreement 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 is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their 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 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 case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and 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 16th day of May, 2017



Michael Blinka

STATE OF NEW YORK, COUNTY OF New York ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Michael Blinka, personally known to me to be the same 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of May, 2017.

Commission expires NOVEMBER 02, 2019.


Kelsey Megan Hurd
Notary Public, State of New York
Qualified in New York County
License # 01HU6332848
Commission Expires 11/02/2019 (Notary Public)

Prepared by:


Neal M. Ross
670 N. Clark St., Suite 300-W
Chicago, IL 60654



Mail To:

Dana C. Siragusa
25 E. Washington
Suite 700
Chicago, IL 60602

Name and Address of Taxpayer & Grantee:

Wendy C. Davis Revocable Trust
11 S. Adams Street
Hinsdale IL 60521

REAL ESTATE TRANSFER TAX		14 Jun-2017
	CHICAGO:	3,937.50
	CTA:	1,575.00
	TOTAL:	5,512.50*
14-32-216-048-1003 20170501657316 2-139-486-856		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		14-Jun-2017
	COUNTY:	262.50
	ILLINOIS:	525.00
	TOTAL:	787.50
14-32-216-048-1003 20170501657316 0-004-585-920		

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 3 IN THE 21.11 KENMORE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN SUB-BLOCK 2 IN JAMES MORGAN'S SUBDIVISION OF THE EAST HALF OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91414051 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-3, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91414051.

Permanent Index #'s: 14-32-216-048-1003 Vol. 0492

Property Address: 2111 North Kenmore #3, Chicago, Illinois 60614

Property of Cook County Clerk's Office