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INDEPENDENT ADMINISTRATOR'S QUIT CLAIM DEED IN TRUST

THIS INDEPENDENT ADMINISTRATOR'S DEED IN TRUST is executed this 21st day of June, 2017, by Thomas Carter, not individually, but solely as Independent Administrator of the Estate of Zenona Carter Deceased ("Grantor"), of the City of Chicago, County of Cook, State of Illinois, and Thomas Carter, not individually, but as Trustee of the THOMAS CARTER TRUST DATED June 22, 2017, as Grantee, (hereinafter referred to as "said trustee", regardless of the number of trustees, currently of 1800A W. Diversey Parkway, Chicago, IL 60657. Grantor, by virtue of the Letters of Office issued to him and in exercise of the powers granted to him in and by the Circuit Court of Cook County, Illinois, County, Probate Division, in the Estate of Zenona Carter, Deceased (Case No. 2017 P 002495), and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency

whereof is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to the Grantee all of Grantor's interest in all the following-described real estate situated in the County of Cook and State of Illinois, to wit:

Legal description attached hereto and made a part hereof as "Exhibit A"

Permanent Real Estate Index Number: 14-30-222-078-0000

Property Address: 1800A W. Diversey, Chicago, IL 60614

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



Doc# 1720629097 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2017 03:48 PM PG: 1 OF 6

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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 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 premises, or any part thereof; to lease said premises, or any part thereof, from time to time, 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 thereof, to partition or to exchange said premises, 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 premises 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 the 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 premises 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 Quit Claim Deed in Trust and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed in Trust 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, her or their predecessor in trust.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX 25-Jul-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-30-222-078-0000 | 20170701695718 | 1-598-107-072

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

3298609.1.28345.63554

REAL ESTATE TRANSFER TAX 25-Jul-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-30-222-078-0000 | 20170701695718 | 1-494-334-912

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In Witness Whereof, the undersigned has hereunto set his hand and seal this 22 day of June, 2017.

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law

Date: June 22 2017

Thomas Carter
Thomas Carter, not individually, but solely as
Independent Administrator of the Estate of Zenona
Carter, Deceased

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity, of said Zenona Carter, Deceased, in and to the premises.

IN WITNESS WHEREOF, the Independent Administrator aforesaid, has executed this Administrator's Quit Claim Deed in Trust as of the day and year first above written.

The Estate of Zenona Carter, Deceased

By: Thomas Carter
Thomas Carter, not individually, but solely as
Independent Administrator of the Estate of
Zenona Carter Deceased

Acceptance by trustee of grantee:

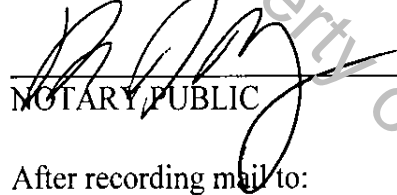
Thomas Carter
Thomas Carter, Trustee

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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 Thomas Carter, not individually, but solely as Independent Administrator of the Estate of Zenona Carter, Deceased, is 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 Independent Administrator of the Estate of Zenona Carter, Deceased, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of June, 2017.



NOTARY PUBLIC

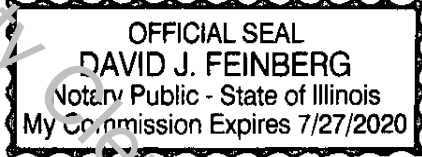
My Commission expires: 7/27/2020

After recording mail to:

Mail subsequent tax bills to:

David J. Feinberg
Chuhak & Tecson, P.C.
30 South Wacker Drive, Suite 2600
Chicago, Illinois 60606

Thomas Carter, Trustee
1800A W. Diversey Parkway
Chicago, IL 60614



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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 29 IN PICARDY PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT NUMBER 94508608, AND AMENDED BY A LETTER OF CORRECTION RECORDED MARCH 29, 1995 AS DOCUMENT NUMBER 95211884, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR PICARDY PLACE SUBDIVISION RECORDED MAY 19, 1994 AS DOCUMENT NUMBER 94452179, AS SHOWN ON THE PLAT OF PICARDY PLACE SUBDIVISION, AFORESAID, AND AS CREATED BY DEED FROM PICARDY ON DIVERSEY TO ALLEN E. RUSSELL AND M. CAROL RUSSELL RECORDED JUNE 28, 1996 AS DOCUMENT NUMBER 96499426.

PARCEL 3:

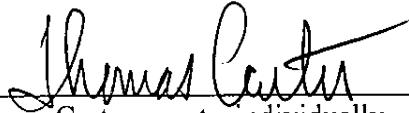
EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY GRANT OF EASEMENTS RECORDED APRIL 19, 1994 AS DOCUMENT NUMBER 94348495, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TRUSTEE TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1993 AND KNOWN AS TRUST NUMBER RV-012306 TO PICARDY ON DIVERSEY, AN ILLINOIS JOINT VENTURE, FOR VEHICULAR AND PEDESTRIAN ACCESS BETWEEN PARCEL 1 AND OAKDALE AVE., ACROSS AND UPON THE SURFACE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT "D" IN AFORESAID INSTRUMENT.

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STATEMENT BY GRANTOR AND GRANTEE

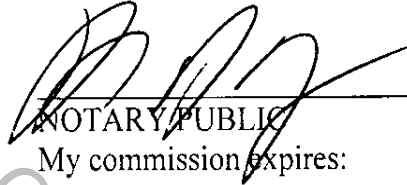
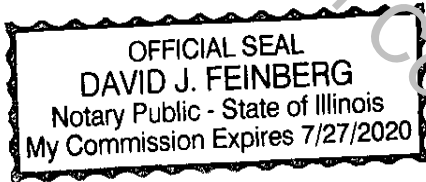
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust or is either is a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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 their 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 22, 2017.



Thomas Carter, not individually, but as Independent Administrator of the Estate of Zenona Carter.

SUBSCRIBED and SWORN to before me this 22nd day of June, 2017.


NOTARY PUBLIC
My commission expires:

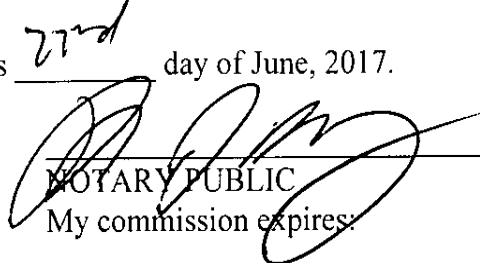
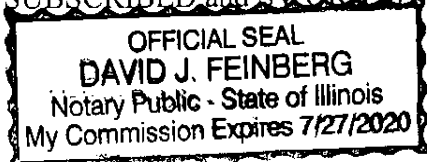
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or their 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 22, 2017.



Thomas Carter, Trustee of the Thomas Carter Trust.

SUBSCRIBED and SWORN to before me this 22nd day of June, 2017.


NOTARY PUBLIC
My commission expires:

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 5 of the Illinois Real Estate Transfer Act.]