

UNOFFICIAL COPY

DEED IN TRUST

RETURN TO:

Lifka & Lifka, P.C.
1551 Warren Ave
Downers Grove, IL 60515



Doc# 1722334046 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/11/2017 01:25 PM PG: 1 OF 3

THE GRANTORS, Richard A. Ganch and Janet C. Ganch, husband and wife, of the City of Chicago, Cook County, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to Richard A. Ganch and Janet C. Ganch as Trustees of the Ganch Living Trust dated August 3, 2017, of which Richard A. Ganch and Janet C. Ganch are the primary beneficiaries, said beneficial interest to be held not in joint tenancy or tenants in common but as tenants by the entirety, the following described real estate in Cook County, Illinois:

Unit 20A, as delineated on the survey of the following described real estate in the City of Chicago, County of Cook, and State of Illinois: Lots 1, 2, 3 and North 25 feet of Lot 4 (except the West 14 feet of said lot) in Block 21; also all that land lying East of and adjoining said Lots 1, 2, 3 and the North 25 feet of Lot 4 lying Westerly of the West boundary line of Lincoln Park as shown on the Plat by the Commissioners of Lincoln Park as filed for record in the Recorder's Office of Deeds of Cook County, Illinois, on July 16, 1931, as Document No. 10938695, all in Cochran's Second Addition to Edgewater, being a subdivision in the East Fractional Half of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded as Document No. 19967672 and amended from time to time, together with its undivided percentage interest in the common elements.

Address of Real Estate and Grantee's Address: 5855 N. Sheridan Road, Unit 20A, Chicago, IL 60660
Permanent Index Number: 14-05-403-021-1157

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 the premises or any part thereof to a successor or successors in trust and to grant 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 the 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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, title or interest in or about or easement appurtenant to the premises or any part thereof; and deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

R/OK

REAL ESTATE TRANSFER TAX		11-Aug-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-05-403-021-1157 20170801606042 1-120-124-352		

REAL ESTATE TRANSFER TAX		11-Aug-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-05-403-021-1157 20170801606042 0-686-056-384		
*Total does not include any applicable penalty or interest due.		

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In no case shall any party dealing with 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 the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire in the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust 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 such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to 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, her, 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 the real estate, and such interest is declared personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof.

The grantors hereby expressly waive and release 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.

The grantors have signed this deed on August 3, 2017.

Richard A. Ganch Janet C. Ganch
Richard A. Ganch Janet C. Ganch

State of Illinois)
) ss
County of DuPage)

I, Daniel E. Lifka, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard A. Ganch and Janet C. Ganch, 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 notarial seal, this 3rd day of August, 2017



Daniel E. Lifka
Notary Public

Send future tax bills to:
Richard A. & Janet C. Ganch
5855 N Sheridan Rd. Unit 20A
Chicago, IL 60660

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code

8/3/2017 Richard A. Ganch
Date Buyer, Seller or Representative

Prepared by: Daniel E. Lifka
1551 Warren Ave.
Downers Grove, IL 60515

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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 August 3, 2017 Signature: *Richard A. Ganch*
Grantor or Agent

Subscribed and sworn to before me by the said Richard A. Ganch this
3rd day of August, 2017



Daniel E. Lifka
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 August 3, 2017 Signature: *Richard A. Ganch*
Grantee or Agent

Subscribed and sworn to before me by the said Richard A. Ganch this
3rd day of August, 2017



Daniel E. Lifka
Notary Public

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 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.)