

UNOFFICIAL COPY

ILLINOIS STATUTORY DEED IN TRUST

MAIL TO: Kevin L. Nelson, Esq.
370 S. Schmale Rd.
Carol Stream, IL 60188



Doc# 1722744005 Fee \$44.00

NAME & ADDRESS OF TAXPAYER:
William & Leslie Danford, Trustees
1435 S Prairie Ave., Unit Q
Chicago, IL 60605

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2017 10:06 AM PG: 1 OF 4

THE GRANTORS, WILLIAM DANFORD and LESLIE DANFORD, husband and wife, of the County of Cook, State of Illinois, for and in consideration of Ten and no/100ths dollars (\$10.00), Convey and Quit Claim to WILLIAM T. DANFORD, Trustee of THE WILLIAM T. DANFORD TRUST Dated May 26, 2017 and LESLIE K. DANFORD, Trustee of THE LESLIE K. DANFORD TRUST Dated May 26, 2017, (intervivos trusts made by the settlors of such who are husband and wife, and who are the primary beneficiaries respectively of each of the trusts), 1435 S Prairie Ave., Unit Q, Chicago, IL 60605, and any amendments thereto, held as TENANTS BY THE ENTIRETY, NOT AS JOINT TENANTS, NOR AS TENANTS IN COMMON, GRANTEES, (hereinafter referred to as "said Trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT F-51, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96318235, IN THE NORTHWEST FRACTIONAL 1/3 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON, AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

PERMANENT INDEX NUMBER: **17-22-110-035-1044**

COMMONLY KNOWN AS: **1435 S Prairie Ave., Unit Q, Chicago, IL 60605**

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST

Subject to real property taxes, and valid easements, covenants, conditions and restrictions of record.

Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the 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 Property or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all 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 the property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods

Rv04

UNOFFICIAL COPY

of 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 of the reversion and to contract respecting the manner of fixing the amount of the present or future rentals, to partition or to exchange the Property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to 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 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the Trustee conveyance, lease or other instrument, (a) that at this time of the delivery thereof the trust created by this indenture 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 indenture and in the trust agreement or in some amendment thereof and binding upon all beneficiaries there under, (c) that the 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, 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 the 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.

To have and to hold, the Property together with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors-in-interest and assigns forever.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State in which said property is located, providing for the exemption of homesteads from sale on execution or otherwise.

Dated: May 26, 2017



WILLIAM DANFORD

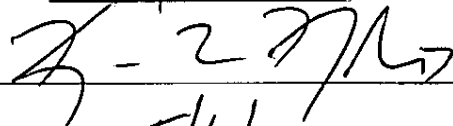


LESLIE DANFORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that WILLIAM T. DANFORD and LESLIE K. DANFORD, husband and wife, are 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 26 day of May, 2017.

Notary Public 
My commission expires 5/6/21



UNOFFICIAL COPY


COUNTY - ILLINOIS TRANSFER STAMPS



Exempt Under Provision of Paragraph (e), Section 305/4
Real Estate Transfer Act.

Date: 5/26/17

Signature: *Kevin L. Nelson*

Prepared by:
Kevin L. Nelson, Esq.
Johnson, Westra, Broecker et. al.
370 S. Schmale Road
Carol Stream, IL 60188-2790

REAL ESTATE TRANSFER TAX		14-Aug-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-22-110-035-1044 20170701690675 2-068-399-040		
* Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		15-Aug-2017
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-110-035-1044 20170701690675 0-664-262-080		

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 5/26/, 2017.

Signature: [Handwritten Signature]
Grantor or Agent



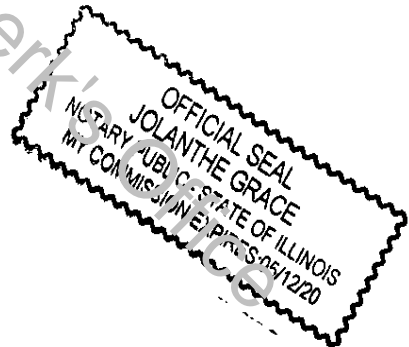
Subscribed and sworn to before me by the said grantor/agent
This 26th day of MAY, 2017.

[Handwritten Signature]
Notary Public

The grantee or his her 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 5/26/, 2017.

Signature: [Handwritten Signature]
Grantee or Agent



Subscribed and sworn to before me by the said grantee/agent

This 26th day of MAY, 2017.

[Handwritten Signature]
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 tile 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.)