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TRUSTEE'S DEED IN TRUST

After Recording Mail to:
James F. Tozzi
55 West Monroe Street, Suite 3700
Chicago, IL 60603

Send subsequent tax bills to:
Mary Lee Reshkin
701 South Carpenter Street, Unit H
Chicago, IL 60607

	
1722819069	
Doc#	1722819069 Fee \$44.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE:	\$2.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	08/16/2017 02:38 PM PG: 1 OF 4

THE GRANTOR, **MARY LEE RESHKIN**, as Trustee of the **S. JEROME RESHKIN DECLARATION OF TRUST dated August 28, 1985**, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIMS(s) unto **MARY LEE RESHKIN**, as Trustee of the **DECLARATION OF TRUST OF MARY LEE RESHKIN dated April 30, 2009** 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:

UNIT NUMBER H IN THE TOWNHOMES OF VERNON PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BEING PARTS OF BLOCKS 1 AND 2 IN J.B. WALLER'S SUBDIVISION OF BLOCK 8 OF CANAL TRUSTEES' SUBDIVISION OF SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND VACATED NORTH AND SOUTH ALLEYS AND PARTS OF EAST AND WEST ALLEYS IN SAID BLOCK 1 AND 2 AND PART OF VACATED MILLER STREET ADJOINING SAID BLOCKS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87518217, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF P-12 AND P-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 87518217.

Permanent Real Estate Index Number: 17-17-412-044-1008
Address of Real Estate: 701 South Carpenter Street, Unit H, Chicago, IL 60607

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said 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

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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 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 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 praesenti or futuro, 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, 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 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 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 other 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, money borrowed or advanced on said premises, 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 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 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 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.

And the said GRANTOR hereby expressly waives and releases 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.

This Trustee's Deed in Trust is executed and pursuant to and in the exercise of the power and authority granted to and vested in the GRANTOR, MARY LEE RESHKIN, as Trustee of the S. JEROME RESHKIN DECLARATION OF TRUST dated August 28, 1985, for and in consideration of TEN and 00/100

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DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIMS(s) unto MARY LEE RESHKIN, as Trustee of the DECLARATION OF TRUST OF MARY LEE RESHKIN dated April 30, 2009. This deed is made subject to the lien of every trust deed or mortgage (if any thereby) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

In witness whereof, the GRANTOR aforesaid has hereunto set her hand this August 7, 2017.


Mary Lee Reshkin

MARY LEE RESHKIN, as Trustee of the
S. JEROME RESHKIN DECLARATION
OF TRUST DATED August 28, 1985

State of Illinois)

ss.

County of Cook

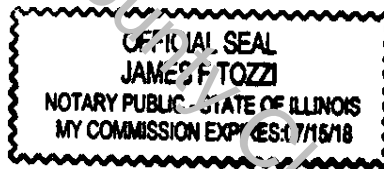
REAL ESTATE TRANSFER TAX		16-Aug-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-412-044-1008 | 20170801607149 | 0-423-789-504

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

I, the undersigned, a Notary Public in and for said County and in the State aforesaid, DO HEREBY CERTIFY that MARY LEE RESHKIN, as Trustee of the S. JEROME RESHKIN DECLARATION OF TRUST DATED August 28, 1985, 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 she signed, sealed and delivered the said instrument as her 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 7th day of August, 2017





Notary Public

[Handwritten Signature]

Seal
(My Commission Expires _____)

Exempt under the Illinois Real Estate Transfer
Tax Act Section 4, Paragraph E

REAL ESTATE TRANSFER TAX		16-Aug-2017
 	COUNTY	0.00
	ILLINOIS	0.00
	TOTAL:	0.00

17-17-412-044-1008 | 20170801607149 | 0-341-925-312

Grantor / Grantee / Agent

This instrument was prepared by:
James F. Tozzi
55 West Monroe Street, Suite 3700
Chicago, IL 60603
(312) 424-2411

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STATEMENT BY GRANTOR AND GRANTEE

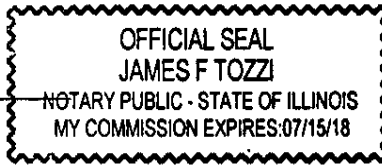
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9, 2017

Signature: MaryLee Reskin
Grantor or Agent

Subscribed and sworn to before me by the said
this 9th day of August, 2017

[Signature]
Notary Public



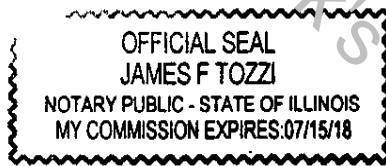
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9, 2017

Signature: MaryLee Reskin
Grantee or Agent

Subscribed and sworn to before me by the said
this 9th day of August, 2017

[Signature]
Notary Public



Property of Cook County Clerk's Office