




# UNOFFICIAL COPY

Doc# 1725506046 Fee \$48.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 AFFIDAVIT FEE: \$2.00  
 KAREN A. YARBROUGH  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 09/12/2017 11:10 AM PG: 1 OF 6

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, JOHN O. HAYES and LESLIE J. HARRIS, husband and wife, 340 E. Randolph St., Unit 5402, Chicago, Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Convey and Quitclaim unto JOHN O. HAYES, not individually, but as Trustee under the JOHN O. HAYES TRUST DATED MARCH 28, 1994, and LESLIE J. HARRIS, not individually, but as Trustee under the LESLIE J. HARRIS TRUST DATED MARCH 28, 1994, 340 E. Randolph St., Unit 5402, Chicago, Illinois, as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

REAL ESTATE TRANSFER TAX		12-Sep-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-10-318-058-1313   20170901621270   1-314-687-936		

REAL ESTATE TRANSFER TAX		12-Sep-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-318-058-1313   20170901621270   826-354-112		

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

SEE ATTACHED EXHIBIT "A"

PIN: 17-10-318-058-1313 and 17-10-318-058-1813

ADDRESS: 340 East Randolph Street, Units 5402 & P6-69, Chicago, Illinois 60601

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

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In addition to all of the powers and authority granted to the trustees by the terms of said declaration of trust, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 said real estate or any part thereof to a successor or successors in trust to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 and to amend, change or modify leases and 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said property and every 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.

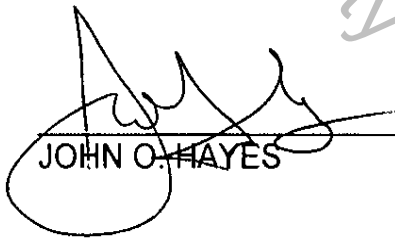
In no case shall any party dealing with the trustees in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustees to be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 trustees or be obliged or privileged to inquire into any of the terms of said declarations of trust and every deed, trust deed, mortgage, lease or other instrument executed by the trustees 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 declarations of trust 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 declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustees were 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 their predecessors in trust.

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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 said GRANTORS hereby expressly waive and release any and all rights and benefits 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.

IN WITNESS WHEREOF, the GRANTORS aforesaid, JOHN O. HAYES and LESLIE J. HARRIS, have executed this Quit Claim Deed in Trust on this 14 day of August, 2017.

  
\_\_\_\_\_  
JOHN O. HAYES

  
\_\_\_\_\_  
LESLIE J. HARRIS

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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 JOHN O. HAYES and LESLIE J. HARRIS, 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 that said instrument as their free and voluntary act, for the use and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of August, 2017.



Patricia K. Schellhase  
 Notary Public

This deed is exempt pursuant to Chapter 35  
 Section 305/4 (e) of Real Estate Transfer Tax Act and  
 Paragraph E, Section 200.1-2(b)(6), Chicago  
 Transaction Tax Ordinance

Date: 8/14/17

[Signature]

This document prepared by and  
 after recording return to:

David L. Goldstein & Associates, L.L.C.  
 35 East Wacker Drive, Suite 650  
 Chicago, Illinois 60601

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## EXHIBIT "A"

Parcel 1:

Units 5402 and P6-69 together with its undivided percentage interest in the common elements in 340 on the Park Condominiums as delineated and defined in the Declaration recorded as Document No. 0717322066, as amended, in the Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive use for storage purposes in and to Storage Space No. S63-86, limited common elements, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

Parcel 3:

Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document No. 0717322065 for ingress and egress, all in Cook County, Illinois.

PIN(S): 17-10-318-058-1313 and 17-10-318-058-1813

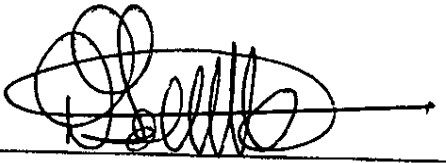
Property of Cook County Clerk's Office

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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 14, 20 17

Signature:   
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 14 day of August, 20 17  
Notary Public Patricia K Schellhase

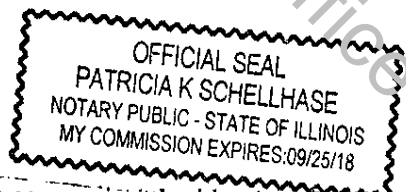


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date August 14, 20 17

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Agent  
This 14 day of August, 20 17  
Notary Public Patricia K Schellhase



**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 4 of the Illinois Real Estate Transfer Tax Act.)