

UNOFFICIAL COPY



**THIS INSTRUMENT WAS
PREPARED BY AND AFTER
RECORDING RETURN TO:**

Schiff Hardin LLP
233 S. Wacker Drive, Suite 7100
Chicago, IL 60606
Attn: Thomas W. Abendroth

Doc# 1726119028 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2017 01:27 PM PG: 1 OF 6

This space is for RECORDER'S USE ONLY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that ALDRIDGE K. BOUSFIELD, surviving spouse of Marie V. Bousfield who died on March 16, 2016 (the "Grantor"), and not since remarried, having an address of 400 East Randolph Street, Unit 2609, Chicago, Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ALDRIDGE K. BOUSFIELD, not personally but as trustee of the ALDRIDGE K. BOUSFIELD DECLARATION OF TRUST, dated June 27, 2017 (the "Grantee"), having an address of 400 East Randolph Street, Unit 2609, Chicago, Illinois, all right, interest and title of Grantor in and to the following described real property ("Property") situated in the County of Cook, in the State of Illinois:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

COMMON STREET ADDRESS: 400 East Randolph Street, Unit 2602, Chicago, Illinois 60601

PERMANENT INDEX NUMBERS: 17-10-400-012-1558; 17-10-400-011-0000

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors in trust and assigns, for the uses and purposes herein set forth, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors in trust and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof.

Full power and authority are hereby granted to Grantee to improve, manage, protect and subdivide the Property or any part thereof, to dedicate parks, streets, highways or alleys; 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 and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee; 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single

JA


UNOFFICIAL COPY



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 the 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 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 Grantee 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 Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, 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 Grantee, 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 Grantee, in relation to the Property 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 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 amendments thereof and binding upon all beneficiaries thereunder; (c) that Grantee 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.

Grantor hereby waives any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for exemptions or homesteads from sale on execution or otherwise.

[Signature and notary page follows]

REAL ESTATE TRANSFER TAX		18-Sep-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-400-012-1558 20170901624028 1-816-566-720		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		18-Sep-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-10-400-012-1558 20170901624028 1-040-018-368		

UNOFFICIAL COPY

IN WITNESS WHEREOF and in accordance with the Illinois Trusts and Trustees Act (760 ILCS 5/6.5), Grantee hereby accepts the conveyance effected by this Warranty Deed in Trust as a trustee as aforesaid as of the 31 day of August, 2017.

GRANTEE:

Aldridge K. Bousfield

 Aldridge K. Bousfield, trustee of the Aldridge K.
 Bousfield Declaration of Trust, dated June 27, 2017

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ALDRIDGE K. BOUSFIELD, not personally but as trustee as aforesaid, personally known or proven 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 and delivered the said instrument as his free and voluntary act, in such capacity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of August, 2017.

Commission expires: 06/29/2020



S. Gorges

 Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 2602 AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962, AS DOCUMENT NO. 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 17460, RECORDED MAY 7, 1962, AS DOCUMENT NO. 18467558, AND ALSO DOCUMENT NO. 19341545, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED APRIL 9, 1962, AND KNOWN AS TRUST NO. 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22453315, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY).

Common Address: 400 E. Randolph, Unit 2602, Chicago, Illinois 60601

PINS: 17-10-400-012-1558 AND 17-10-400-011-0000 AFFECTS PARCEL IN QUESTION AND OTHER PROPERTY, COMMON ELEMENTS.

Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of the beneficial interest (**ABI**) 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, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR:

DATED: August 31, 2017

By: Aldridge K. Bousfield
Aldridge K. Bousfield

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

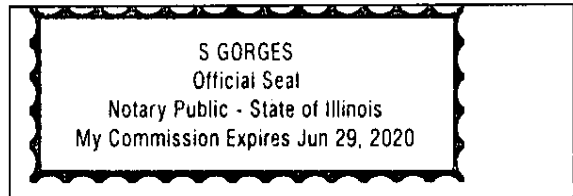
Subscribed and sworn to before me, Name of Notary Public S. Gorges

AFFIX NOTARY STAMP BELOW

By the said (Name of Grantor): Aldridge K. Bousfield

On the date of: August 31, 2017

NOTARY SIGNATURE: S. Gorges



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 authorization to do business or acquire title to real estate under the laws of the State of Illinois.

GRANTEE:

DATED: August 31, 2017

By: Aldridge K. Bousfield
Aldridge K. Bousfield, trustee

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

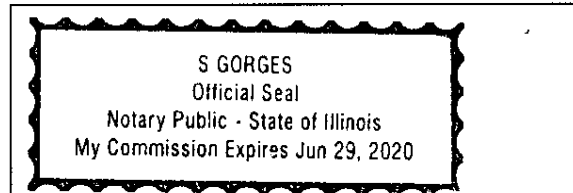
Subscribed and sworn to before me, Name of Notary Public S. Gorges

AFFIX NOTARY STAMP BELOW

By the said (Name of Grantee): Aldridge K. Bousfield, trustee

On the date of: August 31, 2017

NOTARY SIGNATURE: S. Gorges



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020()(2)**, 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 Act: (35 ILCS 200/Art. 31)**)