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17297190030

DEED INTO TRUST

Doc# 1729719003 Fee \$46.00

**THIS INDENTURE WITNESSETH,
THAT THE GRANTOR,**

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2017 09:21 AM PG: 1 OF 5

**PETULA F. BAY-FRANGIAS, A
widow not since remarried,
for and in consideration of Ten and
no/100 (\$10.00) DOLLARS, and other
valuable consideration in hand paid,
CONVEYS and QUIT CLAIMS to**

**PETULA F. BAY-FRANGIAS, AS TRUSTEE OF THE PETULA F. BAY-FRANGIAS
TRUST DATED THE 23RD DAY OF FEBRUARY, 2017, AND ANY AMENDMENTS OR
RESTATEMENTS THERETO, of 1738 N. Wells, Chicago, Illinois,**

GRANTEE(S)

**all interest in the following described Real Estate situated in the County of Cook, in the State
of Illinois, to wit:**

**LOT 6 IN SCHNELL SUBDIVISION OF THE SOUTH 122.8 FEET OF THE EAST 319 FEET OF
BLOCK 45 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 14-33-408-014-0000

Address of Real Estate: 216 W. Menomonee Street, Chicago, Illinois 60614

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

**In addition to all of the powers and authority granted to the trustee by the terms of
said Agreement, full power and authority is hereby granted to the trustee 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 and to grant to 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 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,**

Bm

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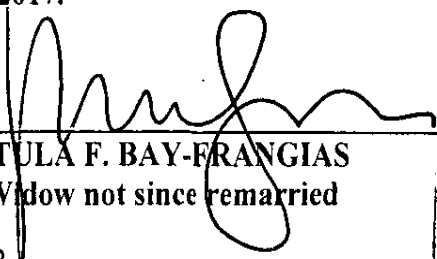
change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of 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 or title or interest in or about or 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 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 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 trustee 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 trustee, or be obliged or privileged to inquire into any of the terms of said agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 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 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.

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 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.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunder set her hand and seal dated this 11th day of October, 2017.



 PETULA F. BAY-FRANGIAS
 A Widow not since remarried

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This instrument was prepared by:

Dominic J. Mancini
Attorney at Law
133 Fuller Road
Hinsdale, Illinois 60521

MAIL TO:

DOMINIC J. MANCINI
133 Fuller Road
Hinsdale, Illinois 60521

SEND SUBSEQUENT TAX BILLS TO:

Petula F. Bay-Frangias, as Trustee
216 W. Menomonee Street
Chicago, IL 60614

DEEDINTRUST.FRANGIAS216MENOMONEE (DOCUMENTS)

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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 of Assignment of Beneficial Interest in 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 10-11, 2017

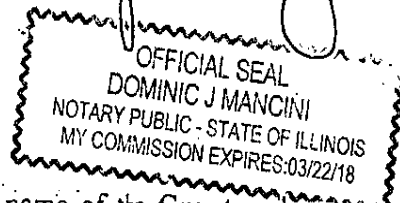
Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said

This 11th day of October, 2017.

Notary Public [Signature]



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 10-11, 2017

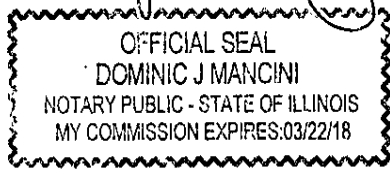
Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said

This 11 day of October, 2017.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of 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.)