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QUIT CLAIM DEED IN
TRUST
STATUTORY (ILLINOIS)

Doc# 1730418029 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2017 10:24 AM PG: 1 OF 6

THIS INDENTURE WITNESSETH, that **THE GRANTOR**, Joseph J. Mruskovich, divorced and not since remarried, of 2108 W. Montrose Avenue, Unit #1, Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND QUIT CLAIMS** unto Joseph J. Mruskovich, of 2108 W. Montrose Avenue, Unit #1, Chicago, Illinois, 60618, not individually but as Trustee under the **Joseph J. Mruskovich Living Trust dated July 25, 2017**, and to the Trustee's successors the property, which is situated in the County of Cook, State of Illinois, is legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

ADDRESS OF REAL ESTATE: 2108 W. Montrose Avenue, Unit #1, Chicago, IL 60618

PERMANENT REAL ESTATE INDEX NUMBER: 14-18-133-037-1016

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 set forth.

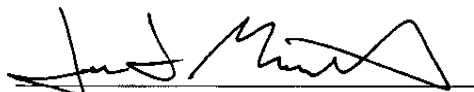
Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said Trustee or the Trustee's successors in trust 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 said 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 said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust in relation to said

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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 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 or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustee as 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 by 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 predecessor in trust.

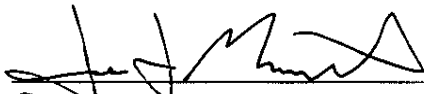
And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 25th day of July, 2017.



 Joseph J. Mruskovich

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35ILCS 200/31-45).

 dated: 7/25/17
 Grantor, grantee or representative

REAL ESTATE TRANSFER TAX

31-Oct-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-18-133-037-1016 | 20171001645993 | 0-958-455-840

REAL ESTATE TRANSFER TAX

31-Oct-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-18-133-037-1016 | 20171001645993 | 0-854-593-568


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

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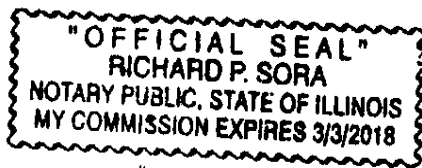
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Joseph J. Mruskovich is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of July, 2017.



Notary Public



**PREPARED BY AND
UPON RECORDING, MAIL TO:**

Joseph J. Mruskovich, Trustee
2108 W. Montrose Ave., Unit #1
Chicago, Illinois 60618

SEND SUBSEQUENT TAX BILLS TO:

Joseph J. Mruskovich, Trustee
2108 W. Montrose Ave., Unit #1
Chicago, Illinois 60618

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT NO. 2108-1 IN 2100-10 W. MONTROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 115 FEET OF LOT 5 IN SUBDIVISION OF LOT 11 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617431038 TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENTS-11 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617431038 APPURTENANT TO THE UNIT DESCRIBED HEREIN FOR THE BENEFIT OF SAID UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PIN – 14-18-133-037-1016

Property Address: 2108 W. Montrose Avenue, Unit #1, Chicago, IL 60618

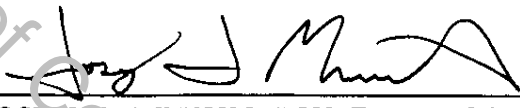
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ACCEPTANCE BY TRUSTEE

Joseph J. Mruskovich, as Trustee of the Joseph J. Mruskovich Living Trust dated July 25, 2017, hereby accepts the foregoing conveyance of the real property commonly known as 2108 W. Montrose Avenue, Unit #1, Chicago, IL 60618.

P.I.N. - 14-13-133-037-1016


Dated this 5TH day of SEPTEMBER, 2017.



JOSEPH J. MRUSKOVICH, Trustee of the
Joseph J. Mruskovich Living Trust dated July 25, 2017

I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Joseph J. Mruskovich, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 5th day of September, 2017.



NOTARY PUBLIC



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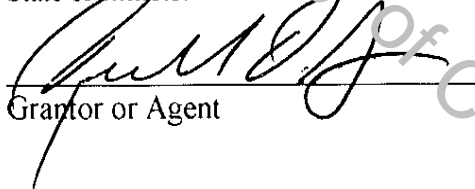
GRANTOR: JOSEPH J. MRUSKOVICH

GRANTEE: JOSEPH J. MRUSKOVICH, Trustee of the Joseph J. Mruskovich Living Trust dated July 25, 2017

ADDRESS OF PROPERTY: 2108 W. MONTROSE AVE., UNIT #1
CHICAGO, ILLINOIS 60618

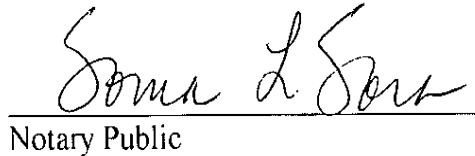
STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) 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.


Grantor or Agent

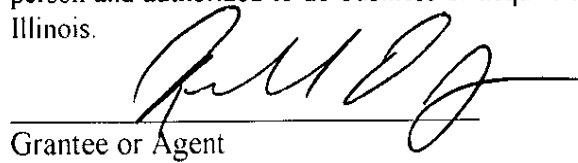
Dated: 7/25/17

Subscribed and sworn to before me this 25th day of July, 2017.


Notary Public

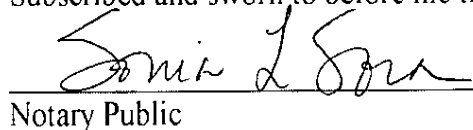


The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in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


Grantee or Agent

Dated: 7/25/17

Subscribed and sworn to before me this 25th day of July, 2017.


Notary Public

