

UNOFFICIAL COPY

DEED IN TRUST (Illinois)

THE GRANTORS, DOMINIC A. ROMEO and LORI A. ROMEO, Husband and Wife of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, Convey and Quit Claim unto DOMINIC A. ROMEO, as Trustee, of 175 E. Delaware, Unit 7811, Chicago, Illinois 60611, under the provisions of a Declaration of Trust, dated February 12, 2008, and restated on Sept 21, 2017, and known as the DOMINIC A. ROMEO LIVING TRUST (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under such declaration of trust, a 50% undivided interest in Tenants in Common, and to LORI A. ROMEO, as Trustee, of 175 E. Delaware, Unit 7811, Chicago, Illinois 60611, under a declaration of trust dated February 12, 2008, and restated Sept 21, 2017, and known as the LORI A. ROMEO LIVING TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said declaration of trust, a 50% undivided interest in Tenants in Common



Doc# 1731034024 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/06/2017 11:19 AM PG: 1 OF 4

(Above Space for Recorder's Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-03-220-020-556

Address of real estate: 175 E. Delaware, Unit 7811, Chicago Illinois 60611

EXEMPTION LANGUAGE: Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Act.

Sept 21, 2017
Date

Buyer, Seller, or Representative

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 are hereby granted to said trustee to improve, manage and protect said premises or any part thereof: to contract to sell; to grant options to purchase; to sell on any terms; to convey with 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 mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time 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 contract respecting the manner of fixing the amount of present or future rentals; 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 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, or 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

R/OIL


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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 aforesaid.

And said grantors hereby expressly waive and release 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 21st day of September, 2017.

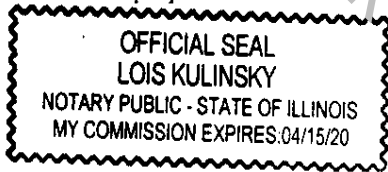
 (SEAL)
DOMINIC A. ROMEO

 (SEAL)
LORI A. ROMEO

State of Illinois, County of Lake: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DOMINIC A. ROMEO and LORI A. ROMEO personally known to be 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS
SEAL
HERE



Given under my hand and official seal, this 21 day of Sept, 2017.

Commission expires 4-15, 2020.


NOTARY PUBLIC

This instrument was prepared by Lois Kulinsky & Associates, Ltd., 395 E. Dundee Rd., Suite 200, Wheeling, Illinois 60090
(Name and Address)

***USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE**

Lois Kulinsky & Associates, Ltd.
(Name)

395 E. Dundee Road, Suite 200
(Address)

MAIL


TO: Wheeling, Illinois 60090
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:



DOMINIC A. and LORI A. ROMEO, Trustees
(Name)

175 E. Delaware
(Address)

Chicago, IL 60611
(City, State, and Zip)

REAL ESTATE TRANSFER TAX	06-Nov-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-03-220-020-1556 | 20171101647428 | 1-084-090-304

REAL ESTATE TRANSFER TAX	06-Nov-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-03-220-020-1556 | 20171101647428 | 1-189-597-216

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

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LEGAL DESCRIPTION

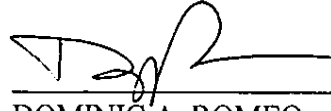
UNIT 7811 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): PARTS OF THE LAND, PROPERTY, AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL $\frac{1}{4}$ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL $\frac{1}{4}$ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, IN JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, CORPORATION OF MASSACHUSETTS, TO LASALLE NATIONAL BANK, NA, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENTS, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LASALLE NATIONAL BANK, NA, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN A TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AS DOCUMENT 22434263; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

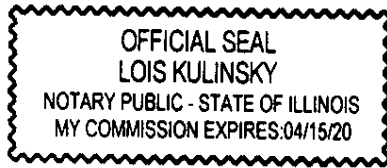
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

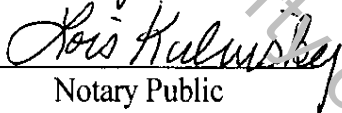
Dated 9-21, 2017.



DOMINIC A. ROMEO - Grantor

SUBSCRIBED and SWORN to before me, this 21 day of Sept., 2017.




Notary Public

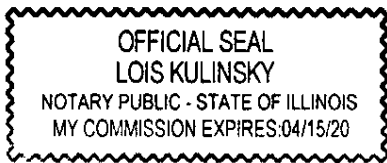
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9-21, 2017.



DOMINIC A. ROMEO, Trustee - Grantee

SUBSCRIBED and SWORN to before me, this 21 day of Sept., 2017.




Notary Public

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 a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)