

# UNOFFICIAL COPY

GEORGE E. COLE@ No. 1990-REC  
LEGAL FORMS November 1997.

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/08/2017 11:19 AM Pg: 1 of 4

Dec ID 20171001641709  
ST/CO Stamp 2-069-340-192  
City Stamp 0-829-460-512

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANIOR MATTHEW F. DALCAMO, JR. married to JUDY DALCAMO and  
MATTHEW F. DALCAMO, III married to BEATA DALCAMO  
of the County of Cook, and State of Illinois for and in consideration of

TEN (\$10.00) -- DOLLARS, and other good and valuable considerations in hand paid, Convey \_\_\_\_\_ and

(~~WARRANT~~ /QUIT CLAIM) \* unto MATTHEW F. DALCAMO & JUDY DALCAMO  
2921 S. Canal St.  
Chicago, IL 60616

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 18th day of October, 2017 ~~XXXX~~,

and known as Trust Number 2921 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

THIS IS NON-HOMESTEAD PROPERTY AS TO: JUDY DALCAMO and BEATA DALCAMO

Permanent Real Estate Index Number(s): 4530 S. Union Avenue- Chgo, IL 60609 (PIN #20-04-319-035)

Address(es) of real estate: Unit 701 - 974 W. 35th Pl., Chgo, IL 60609  
PIN: 17-32-402-026-1056; 17-32-402-026-1077; 17-32-402-026-1079

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, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said 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 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 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, title or interest in or about or easement appurtenant to said premises or any 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.

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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 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, hers, 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 as aforesaid.

And the said grantor S 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S

this 18th day of October, ~~xxx~~ 2017

\_\_\_\_\_  
(SEAL)

Matthew F. Dalcamo, Jr. (SEAL)  
Matthew F. Dalcamo, III

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MATTHEW F. DALCAMO, JR. & MATTHEW F. DALCAMO, III

OFFICIAL SEAL: personally known to me to be the same persons whose name s are \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they Notary Public State of Illinois My Commission Expires 4/18/2020, 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.

Given under my hand and official seal, this 18th day of October, 2017 ~~xxx~~

Commission expires April, 18, 2020

Philip K. Gordon  
NOTARY PUBLIC

This instrument was prepared by PHILIP K. GORDON, Atty at Law - 809 W. 35th St., Chgo, IL 60609  
(Name and Address)

\*USE WARRANTY OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO:  
PHILIP K. GORDON, Atty at Law  
809 W. 35th St., Chgo, IL 60609

SEND SUBSEQUENT TAX BILLS TO:

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31 (E), REAL ESTATE TRANSFER TAX ACT.

Philip K. Gordon

REAL ESTATE TRANSFER TAX	02-Nov-2017
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
20-04-319-035-0000   20171001641709   2-068-340-192	

REAL ESTATE TRANSFER TAX	02-Nov-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00
20-04-319-035-0000   20171001641709   0-829-460-512	

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

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## LEGAL DESCRIPTION RIDER

LOT 13 (EXCEPT THE SOUTH 3 1/4 INCHES OF THE EAST 78 FEET) AND THE NORTH 3 1/2 INCHES OF THE WEST 46 FEET OF LOT 14 IN BLOCK 3 IN SOUTH CHICAGO LAND AND BUILDING ASSOCIATIONS SUBDIVISION OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4530 S. UNION AVENUE - CHICAGO, IL 60609  
PIN: 20-04-379-035-0000

PARCEL 1. UNIT 701 and PARKING SPACES #17 AND #19 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT #0701015044, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 974 W. 35TH PLACE - CHICAGO, IL 60609  
PIN: 17-32-402-026-1056 (UNIT 701)  
17-32-402-026-1077 (PARKING SPACE #17)  
17-32-402-026-1079 (PARKING SPACE #19)

PARCEL 2. THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 701, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT #0701015044.

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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 and hold title to real estate under the laws of the State of Illinois.

Date Oct. 18, 20 17

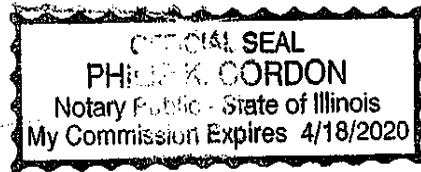
Signature: \_\_\_\_\_

Matthew F. Dalcamo  
Grantor or Agent

Subscribed and sworn to before me by the said MATTHEW F. DALCAMO, JR. this 18th day of October, 20 17

Notary Public \_\_\_\_\_

Philip K. Gordon



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 and hold title to real estate under the laws of the State of Illinois.

Date Oct. 18, 20 17

Signature: \_\_\_\_\_

Matthew F. Dalcamo  
Grantee or Agent

Subscribed and sworn to before me by the said MATTHEW F. DALCAMO, JR. this 18th day of October, 20 17

Notary Public \_\_\_\_\_

Philip K. Gordon



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.)