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WARRANTY DEED IN TRUST

Doc#: 1733946053 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/05/2017 09:18 AM Pg: 1 of 3

Dec ID 20171101659140
ST/CO Stamp 0-102-602-784 ST Tax \$244.50 CO Tax \$122.25
City Stamp 0-260-818-976 City Tax: \$2,567.25

GIT

4003580664

THIS INDENTURE WITNESSETH, that the Grantor, Steven P. Iannacone, Trustee of the Steven P. Iannacone Trust dated July 9, 2015, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants unto Donna Fryer-Luce, Trustee of the Donna Fryer-Luce 2014 Living Trust dated December 17, 2014, 1309 Ashbury Circle, Downers Grove, Illinois, the following described Real Estate in the County of Cook and State of Illinois, to wit:

UNIT 1104 AND PARKING SPACE 33 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ONE EAST 15TH PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011399711, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements; and general taxes for the year 2017 and subsequent years,

PERMANENT TAX NUMBERS: 17-22-106-093-1057 and 17-22-106-093-1107
Address of Real Estate: 1529 S. State Street, Unit 1104, Chicago, IL 60605

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 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 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 99 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


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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, 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 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.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 30th day of November, 2017.


 Steven P. Iannacone, Trustee of the
 Steven P. Iannacone Trust dated July 9, 2015

REAL ESTATE TRANSFER TAX		04-Dec-2017
	COUNTY:	122.25
	ILLINOIS:	244.50
	TOTAL:	366.75
17-22-106-093-1057 20171101659140 0-102-602-784		

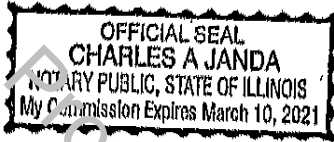
REAL ESTATE TRANSFER TAX		04-Dec-2017
	CHICAGO:	1,833.75
	CTA:	733.50
	TOTAL:	2,567.25 *
17-22-106-093-1057 20171101659140 0-260-818-976		
* Total does not include any applicable penalty or interest due.		

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State of Illinois, County of Cook

I, Charles A. Janda, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven P. Iannacone, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30th day of November, 2017.



Charles A. Janda
Notary Public

Prepared By: Charles A. Janda
120 N. LaSalle St., Ste. 1040
Chicago, IL 60602

Mail To:
Claes and Claes, LTD
2626 83rd St.
Darien, IL 60561

Name & Address of Taxpayer:
Donna Fryer-Luce
1309 Ashbury Cir.
Lemont, IL 60439

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