


UNOFFICIAL COPY

This instrument was prepared
by and upon recording return to:

Lauren A. Morris
Hamilton Thies & Lorch LLP
200 South Wacker Drive
Suite 3800
Chicago, IL 60606

	
1735534071	
Doc# 1735534071 Fee \$46.00	
RHSP FEE: \$9.00	RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00	
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE: 12/21/2017 02:16 PM PG: 1 OF 5	

DEED IN TRUST (ILLINOIS)

THE GRANTORS, **ROY H. MESSERSCHMIDT and YVONNE G. MESSERSCHMIDT**, husband and wife, whose address is 2813 Meyers Road, Oak Brook, Illinois 60523, for the consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents do hereby **CONVEY AND QUITCLAIM** unto **YVONNE G. MESSERSCHMIDT**, whose address is 2813 Meyers Road, Oak Brook, Illinois 60523, as **Trustee under the provisions of the trust agreement known as the Yvonne G. Messerschmidt Trust dated June 28, 2017**, and unto all and every successor or successors in trust under said trust agreement,

FOREVER, all of Grantors' interest in that certain real estate situated in the County of Cook and State of Illinois, and legally described as:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 100 East Huron, Unit 2607, Chicago, Illinois 60611
Permanent Index Number: 17-10-105-014-1105

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, streets, 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

RAK

UNOFFICIAL COPY


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 time 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.



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 containing 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the 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 homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX	21-Dec-2017
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

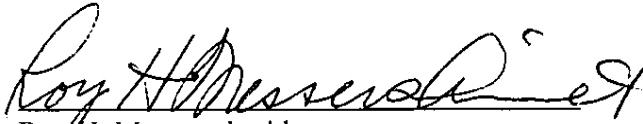
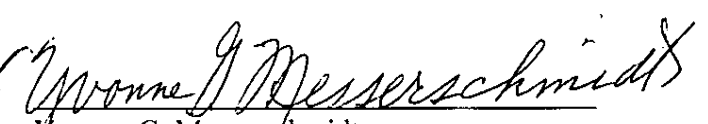
REAL ESTATE TRANSFER TAX	21-Dec-2017
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
17-10-105-014-1105	20171201673030 1-223-369-760

17-10-105-014-1105 | 20171201673030 | 0-987-551-776

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

UNOFFICIAL COPY


IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal this 4th day of October, 2017.


 Roy H. Messerschmidt
 
 Yvonne G. Messerschmidt

STATE OF ILLINOIS }
 } ss.
 COUNTY OF COOK }

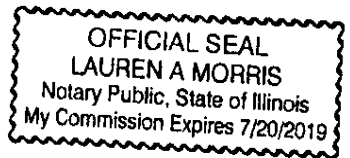
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Roy H. Messerschmidt and Yvonne G. Messerschmidt, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, they signed and delivered the said instrument, as their free and voluntary act.

Given under my hand and official seal, this 4 day of October, 2017.

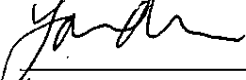


 Notary Public

My Commission Expires:



This transaction is exempt under the provisions of paragraph (e) 35 ILCS 200/31-45, the Real Estate Transfer Tax Law.



 Attorney

Date: 10/4, 2017.

Send subsequent tax bills to:

Yvonne G. Messerschmidt and Roy H. Messerschmidt, as Co-Trustees
 of the Yvonne G. Messerschmidt Trust
 2813 Meyers Road
 Oak Brook, Illinois 60523

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 2607 IN 100 EAST HURON STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN CHICAGO PLACE, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLK 46 (EXCEPT EAST 75 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #90620268 AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR MAINTENANCE, IE FOR THE BENEFIT OF PARCEL 1 AS SET FORTH BY EASEMENT AND OPERATION AGREEMENT, RECORDED OCTOBER 6, 1990 AS DOCUMENT 90487310 AND CREATED BY DEED FROM LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1986 AND KNOWN AS TRUST NUMBER 111297, RECORDED SEPTEMBER 30, 1992 AS DOCUMENT 92727749.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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, 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 10/4, 2017

Signature: *Jeanne G. Messerschmidt*
Grantor or Agent
Roy H. Messerschmidt

Subscribed and sworn to before me by the said agent, this 4 day of October, 2017.

Lauren A. Morris
Notary Public



The grantee or his/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 10/4, 2017

Signature: *Jeanne G. Messerschmidt*
Grantee or Agent

Subscribed and sworn to before me by the said agent, 4 day of October, 2017.

Lauren A. Morris
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 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.)