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Chicago Title Insurance Company

WARRANTY DEED IN TRUST

#78872



1735618030

Doc# 1735618030 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2017 11:25 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH, That the grantor(s) Kathleen McGinn, Married To Raul Nunez, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty unto Henry Igunbor, individually and as Trustee of the Henry Igunbor Revocable Trust dated December 19, 2017

the following

described Real Estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2017

PERMANENT TAX NUMBER: 11-29-320-059-1001 VOLUME NUMBER: _____

Address(es) of Real Estate: 1349 W. Chase Avenue, Unit 1E
Chicago, IL 60626

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.

REAL ESTATE TRANSFER TAX

22 Dec-2017



CHICAGO:

2,692.50

CTA:

1,077.00

TOTAL:

3,769.50 *

11-29-320-059-1001 | 20171201672851 | 1-167-741-984

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

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

Book 4

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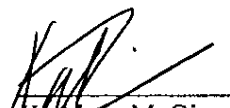
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 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.

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.

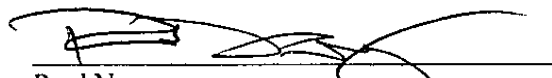
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor(s) hereby expressly waive(s) 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 _____ hand(s) and seal(s) this 20th day of December, 2017.



 Kathleen McGinn



 Raul Nunez

**SIGNING SOLELY FOR THE PURPOSE
 OF WAIVING HOMESTEAD**

REAL ESTATE TRANSFER TAX

22-Dec-2017



COUNTY:	179.50
ILLINOIS:	359.00
TOTAL:	538.50

11-29-320-059-1001

| 20171201672851 | 0-627-541-024

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State of Illinois, County of Cook

I, Michael J. Wanner, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kathleen McGinn and Raul Nunez, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and notarial seal, this 20th day of December, 2017.



[Signature]
(Notary Public)

Prepared By: Kim McAllister-McKinney
10024 Skokie Blvd, Suite 231
Skokie, IL 60077

Mail To:

1349 W. Chase Avenue, Unit 1E
Chicago, IL 60626

Name & Address of Taxpayer:

The Henry Igunbor Revocable Trust
1349 W. Chase Avenue, Unit 1E
Chicago, IL 60626

Property of Cook County Clerk's Office

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Exhibit A

H78872

PARCEL 1:

UNIT 1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1349 CHASE CONDOMINIUM AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT 0021115336, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBER 4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

P.I.N. 11-29-320-059-1001

C/K/A 1349 W CHASE AVENUE, UNIT 1E, CHICAGO, ILLINOIS 60626

Property of Cook County Clerk's Office