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1736113040

WARRANTY DEED IN TRUST

Doc# 1736113040 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2017 01:01 PM PG: 1 OF 4

**Exempt under Section 31-45,
Paragraph (e) of the Illinois
Property Tax Code.**

Date: 12/4/2017

By: [Signature]

THIS INDENTURE WITNESSETH, that the grantor, Margaret Chance, of the County of Denver and State of Colorado, for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys and warrants unto Margaret A. Chance, Trustee, or her successor in trust, under The Margaret A. Chance Living Trust dated November 16, 2017, whose address is 784 South Ogden Street, Denver, Colorado 80209, as trustee under the provisions of a trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 2W IN THE 1877-79 N. WINNEBAGO AVENUE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LANDS:

LOTS 9 AND 10 (EXCEPT THE NORTHEASTERLY 27.50 FEET THEREOF) IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0030148563, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINIOS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #4 AS DELINEATED ON THE SURVEY A TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030148563.

SUBJECT TO: Covenants, conditions, and restrictions of record

Permanent Real Estate Index Number(s): 14-31-308-066-1004

Address of Real Estate: 1877 North Winnebago Avenue, Unit 2W, Chicago, Illinois 60647

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

REAL ESTATE TRANSFER TAX 27-Dec-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-31-308-066-1004 | 20171201674664 | 1-110-135-840

REAL ESTATE TRANSFER TAX 27-Dec-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-31-308-066-1004 | 20171201674664 | 0-433-533-984

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

[Handwritten initials]

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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 consideration, 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.

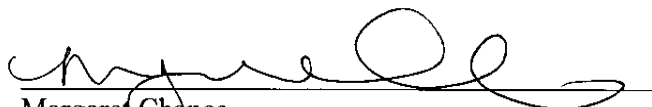
In no other case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced 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 of 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, hereby expressly waives and releases 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 aforesaid Margaret Chance, hereunto set her hand this 4th day of

DECEMBER, 2017.


Margaret Chance

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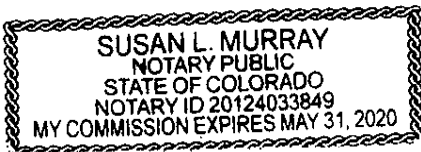
The foregoing conveyance is hereby accepted this 4th day of DECEMBER, 2017, by Margaret A. Chance, of 784 South Ogden Street, Denver, Colorado 80209, as Trustee under The Margaret A. Chance Living Trust dated November 16, 2017.

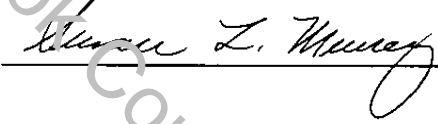

Margaret A. Chance, Trustee

State of Colorado, County of ARAPAHOE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT Margaret Chance (a.k.a. Margaret A. Chance), 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of the homestead.

Given under my hand and notarial seal, this 4th day of DECEMBER, 2017.



 (Notary Public)

Prepared by:

Natalia Kabbe
Kabbe Law Group, LLC
2323 Naperville Road, Suite 210
Naperville, Illinois 60563

Mail to:

Kabbe Law Group, LLC
2323 Naperville Road, Suite 210
Naperville, Illinois 60563

Name and Address of Taxpayer:

Margaret A. Chance
784 South Ogden Street
Denver, Colorado 80209

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 18 | 20 17

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

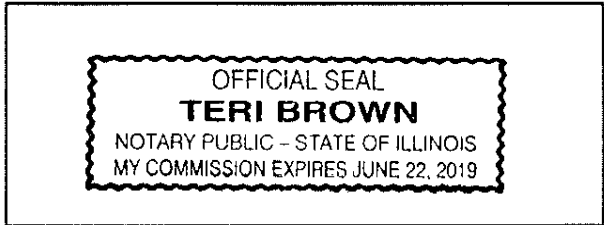
Teri Brown

By the said (Name of Grantor): Val Pashkowsky

On this date of: 12 | 18 | 20 17

NOTARY SIGNATURE: Teri Brown

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 18 | 20 17

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

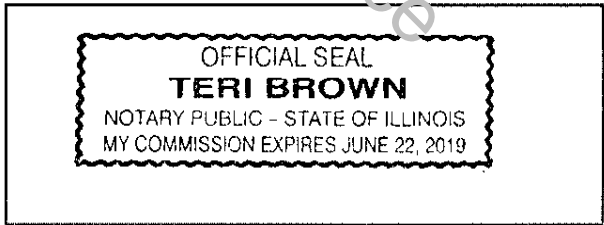
Teri Brown

By the said (Name of Grantee): Val Pashkowsky

On this date of: 12 | 18 | 20 17

NOTARY SIGNATURE: Teri Brown

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)