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Doc# 1801806167 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2018 02:36 PM PG: 1 OF 4

Property of Cook County Clerk's Office

Deed in Trust

ORNTIC File Number:
Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
312-641-7799

S Y
P 466
S N
SC Y
INTA

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REAL ESTATE TRANSFER TAX

18-Jan-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-34-319-034-1011

| 20171201672705 |

1-881-297-440

DEED IN TRUST

A12182017 Y1

REAL ESTATE TRANSFER TAX

17-Jan-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-34-319-034-1011

| 20171201672705 |

1-257-880-608

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

THE GRANTOR
FREDERICK W. KLINGER, JR.,
 divorced of the City of Chicago,
 Cook County, State of Illinois, for and
 In consideration of Ten Dollars,
 and other good and valuable
 considerations in hand paid,
 Conveys/QUITCLAIMS to:

FREDERICK W. KLINGER, JR.
 4444 W. 87th Street, Unit 3N
 Chicago, Illinois 60652

as trustee, under the provisions of a trust agreement dated December 15, 2017, and known as **THE FREDERICK W. KLINGER, JR. TRUST** and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

UNIT 4444 3-N, IN KILBOURN MANOR CONDOMINIUM AS DEFINED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 5 (EXCEPT THE EAST 117 FEET) IN BLOCK 7 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 IN ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2006 AS DOCUMENT NO. 0623331023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 4444-3-N AS LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

Real Estate Address: **4444 W. 87TH Street, Unit 3N, Chicago, Illinois 60652**

Property Index Number: **19-34-319-034-1011**

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

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In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantors 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.

The grantor has signed this deed on December 15, 2017 and the trustee has accepted the transfer of legal title to the trust.

Frederick W. Klinger
FREDERICK W. KLINGER, JR. as Trustee

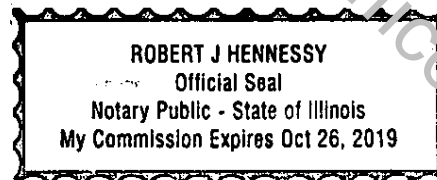
Frederick W. Klinger
FREDERICK W. KLINGER, JR. as Grantor

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify **FREDERICK W. KLINGER, JR.** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: December 15, 2017

Robert J. Hennessy
Notary Public



Name and address of grantee and send future tax bills to: **FREDERICK W. KLINGER, JR. 4444 W. 87th Street, Unit 3N, Chicago, Illinois 60652.** This deed was prepared by and mail to: **Robert J. Hennessy, 11800 S. 75th Avenue, Suite 101, Palos Heights, IL 60463**

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 200/31-45 of the Real Estate Transfer Law.

Signed: Frederick W. Klinger

Dated: 12-15-17

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

Dated: December 15, 2017

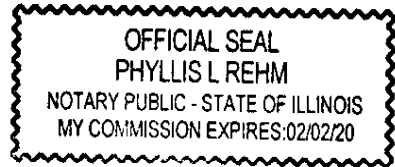
Signature: _____

Robert J. Hennessy
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ROBERT J. HENNESSY
THIS 15th DAY OF DECEMBER, 2017

NOTARY PUBLIC _____

Phyllis L. Rehm



The grantee 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 title to real estate under the laws of the State of Illinois.

Dated: December 15, 2017

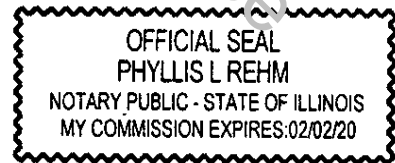
Signature: _____

Robert J. Hennessy
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ROBERT J. HENNESSY
THIS 15th DAY OF DECEMBER, 2017

NOTARY PUBLIC _____

Phyllis L. Rehm



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and 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}