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Chicago Title Insurance Company

Doc#: 1803818065 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/07/2018 01:33 PM Pg: 1 of 4

Dec ID 20180101691126
ST/CO Stamp 1-112-238-624 ST Tax \$104.00 CO Tax \$52.00

WARRANTY DEED IN TRUST

Chicago Title

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, that the GRANTOR(S), Elizabeth Comella, f/k/a Elizabeth Bartek, married to Daniel Comella, of the Village of Oak Park, County of Cook, State of Illinois for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) unto Thomas J. Watson, as Trustee of the Thomas J. Watson Trust, dated December 20, 2017, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Unit Number A-4 as delineated on the survey of the following described real estate (herein referred to as Parcel):

Lot 12 in Block 7 in Kettlestrings Addition to Harlem in the Northern part of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to Declaration of Condominium Ownership made by the Avenue Bank and Trust Company of Oak Park, as Trustee under Trust Agreement dated November 3, 1977 and known as trust number 1814 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 23, 1977 as document number 24259124, together with its undivided percentage interest in said Parcel (excepting from said Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Declaration of Condominium Ownership and Survey)

Permanent Index Number(s): 16-07-112-014-1004

Property Address: 1130 Ontario St., Unit A4, Oak Park, IL 60302

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 re-subdivide 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, to pledge or otherwise to 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

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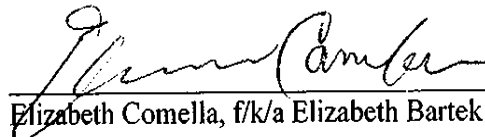
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property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all 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 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, 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 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(s) 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.

SUBJECT TO:

The general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby waiving and releasing and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. In Witness Whereof, the Grantors aforesaid have hereunto set their hand and seal this 3rd day of February, 2018.



 Elizabeth Comella, f/k/a Elizabeth Bartek



 Daniel Comella *

* For Purposes of Waiving Homestead Rights

TRUSTEE ACCEPTANCE

~~The Grantee, Thomas J. Watson, as Trustee of the Thomas J. Watson Trust, dated December 20, 2017, hereby acknowledges and accepts this conveyance into the said trust.~~

 As Trustee as Aforesaid

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Elizabeth Comella, f/k/a Elizabeth Bartek and Daniel Comella, personally known to me to be the same person(s) whose name(s) 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 official seal, this 7th day of February, 2018

TERESA ALUISE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 30, 2020

Teresa Aluisse
(Notary Public)

Prepared By:

Picklin & Lake
5215 Old Orchard Rd, Suite 220
Skokie, IL 60077

Mail Recorded Deed to:

Thomas J. Watson, trustee
1145 Thatcher Avenue
River Forest, IL 60305

Real Estate Transfer Tax



\$832.000



Oak Park www.oak-park.us

Mail Tax Bill to:

Thomas J. Watson, trustee
1145 Thatcher Avenue
River Forest, IL 60305

REAL ESTATE TRANSFER TAX		07-Feb-2018
	COUNTY:	52.00
	ILLINOIS:	104.00
	TOTAL:	156.00
16-07-112-014-1004	20180101691126	1-112-238-624

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TRUSTEE ACCEPTANCE

The foregoing transfer of title/conveyance is hereby accepted by

Thomas J. Watson of River Forest

Illinois, as Trustee under the provisions of the

Thomas J. Watson Trust, dated December 20,
2017

TJ Watson, trustee

Trustee, as aforesaid

State of Illinois)
) ss
County of Cook)

I, Teresa Aluise, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that

Thomas J. Watson, as Trustee of the Thomas J. Watson Trust
dated 12/20/17, personally known to me to be the same person (s) whose name is
subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged the _____ signed, sealed and delivered the said instrument as _____ free and
voluntary act, for the uses and purposes therein set for.

GIVEN under my hand and notarial seal, tis 7th day of December, 2017.

Teresa A

NOTARY PUBLIC

TERESA ALUISE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 30, 2020

Commission expires 12/30/20