DEED IN TRUST UNOFFICIAL COPY

MAIL TO: Robert J. Ross, Esq. 1622 W. Colonial Parkway, Suite 201 Inverness, Illinois 60067

NAME AND ADDRESS OF TAXPAYER: James E. Wilson Jr. 474 N. Lake Shore Drive, Unit 4805 Chicago, IL 60611-3400

THE GRANTORS, James E. Wilson, Jr. and Patricia J. Wilson, husband and wife, of 474 N. Lake Shor. Drive, Unit 4805, City of Chicago, County Cacook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto James



Doc# 1803929012 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00 AFFIDAULT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2018 09:58 AM PG: 1 OF 3

RECORDER'S STAMP

E. Wilson, Jr. of 474 N. Lake Shore Drive, Unit 4805, Chicago, IL, or his successor in trust, as trustee of the James E. Wilson, Jr. Declaration of Trust dated February 2, 2018, and any amendments thereto, as to an undivided one-half (½) interest, and unto Patricia J. Wilson of 474 N. Lake Shore Drive, Unit 4805, Chicago, IL, or her successor in trust, as trustee of the Patricia J. Wilson Declaration of Trust dated February 2, 2018, and any amendment, the reto, as to an undivided one-half (½) interest, the beneficial interests of said trusts being held by James E. Wilson, Jr. and Patricia J. Wilson, husband and wife, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 4805 AND PS032 IN 474 NORTH LAKE SHORF DRIVE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRAC [OI LAND: LOT 2 IN BLOCK 5 IN CITYFRONT CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF A 1D ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, KANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-10-222-007-1371 and 17-10-222-007-1530

Property Address: 474 N. Lake Shore Drive, Unit 4805 and PS032, Chicago, IL 60611

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

Full power and authority are hereby granted to said trustees to improve, manage, protect and subaria: said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to result divide 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 trustees; 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 the present or in the 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 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 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 trustees 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 trustees, be obliged to see to the application of any purchase



Patricia J. Wilson, Grantor

Patricia J. Wilson, as Trustee of the Patricia J. Wilson

Declaration of Trust dated February 2, 2018

Accepted by

ed on said premises, or be biniged to see that the terms of this trust have been complied with, money, rent or money borrowed or or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said declarations of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this Indenture and by said declarations of trust 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 declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees are 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 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.

es E. Wilson, Jr., Granto

Accepted/by:

(SEAL James E. Wilson, Jr., as Truster of the James E. Wilson, J.

Declaration of Trust dated February 2, 2018

STATE OF ILLINOIS

)SS **COUNTY OF COOK**

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HFREBY CERTIFY that James E. Wilson, Jr. and Patricia J. Wilson, 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, sealed and delivered in said instrument as their free and voluntary

Given under my hand and notarial seal, this 2nd day of February, 2018.

act, for the uses and purposes therein set forth, including the release and waiver of the right of Lomestead.

(SEAL)

Impress Seal Here

OFFICIAL SEAL PATRICK F ROSS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/16/19

NAME AND ADDRESS OF PREPARER:

Robert J. Ross, Esq. 1622 W. Colonial Parkway

Suite 201

Inverness, Illinois 60067

Telephone Number (847) 358-5757

REAL ESTATE TRANSFER TAX		08-Feb-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-10-222-007-1371	20180201697141	1-185-163-808

Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX **EXEMPT**

COUNTY-ILLINOIS TKAL'S FER STAMPS: **UNDER PROVISIONS** PARAGRAPH E, SECTION 31-45, REAL **ESTATE TRANSFER TAX LAW**

Notary Prolic

(SEAL)

(SEAL)

CITY OF CHICAGO TRANSFER STAMPS: EXEMPT FROM CITY OF CHICAGO TRANSFER TAXES UNDER PARAGRAPH E OF SECTION 3-33-060 OF THE CITY OF CHICAGO REAL ESTATE TRANSFER TAX **ORDINANCE**

DATE: February 2, 2018

10-222-007-1371 20180201697141 | 0-380-721-696

COUNTY: ILLINOIS: TOTAL: 0.00

1803929012 Page: 3 of 3

U SATEMENT BY GRANAD RAND GRANALEY

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees 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: February 2, 2018

OFFICIAL SEAL
PATRICK F ROSS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/16/19

SUBSCRIBED and sworn to before me by the said Grantors this 2nd day of February 2018.

Notary Public

Signature:

James E. Wilson, Jr., Gran

Signature:

Ratricia J. Wilson, Grantor

The grantees or their agent affirm and verify that the name of the grantees 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, 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: February 2, 2018

Signature:

James v. Wilson, Jr., as Trustee of the James E. Wilson, Jr. Declaration of Trust dated February

2,2018, Grantee

Signature:

Patricia J. Wilson, as Trustee of the Patricia J. Wilson Declaration of Prust dated February 2,

2018, Grantee

SUBSCRIBED and sworn to before me by the said Grantees this 2nd day of February, 2018.

Notary Public

OFFICIAL SEAL
PATRICK F ROSS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/16/19

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.