

UNOFFICIAL COPY

Doc#: 1805106091 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2018 11:15 AM Pg: 1 of 6

Dec ID 20180201600346
ST/CO Stamp 0-795-304-992
City Stamp 2-046-265-888

DEED IN TRUST

14-31-421-003-0000

1741 N HERMITAGE AVE

CHICAGO, IL 60622

1444 N ORLEANS

CHICAGO IL 60610

17-04-200-098-1023

17-04200-098-1054

1/1

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, ANN LISTON, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys and Warrants to ANN LISTON, TRUSTEE AND HER SUCCESSORS IN TRUST, AS TRUSTEES OF THE ANN LISTON DECLARATION OF TRUST DATED JULY 14, 2017, of 1741 N. Hermitage Avenue, Chicago, Illinois, the following described real estate in the County of Cook, and State of Illinois, to-wit:

Parcel 1: Lot 71 in Rose's Subdivision of Block 27 in Sheffield's Addition to Chicago in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 for pedestrian ingress and egress over sidewalk located on a portion of Lot 72 in Rose's Subdivision, Cook County, Illinois, as granted in the Easement Agreement recorded May 17, 1923 as Documents 7937005 and amended by First Amendment to Easement recorded November 3, 2005 as Document 0530718072.

(Commonly known as 1741 N. Hermitage Avenue, Chicago, Illinois 60622)

PIN: 14-31-421-003-0000

Parcel One: Unit 7C and P-3 together with its undivided percentage interest in the common elements in the Royalton Towers Condominium, as delineated and defined in the Declaration recorded January 8, 2002 as Document No. 0020030727, as amended from time to time, in the Northeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Two: Non-exclusive Easement for access, ingress and egress for the benefit of parcel one as created by Declaration of Covenants, Conditions and Restrictions and Easements made by Orleans Partners, L.L.C., recorded as Document No. 0020030726.

(Commonly known as 1444 N. Orleans, Chicago, Illinois 60610)

PINS: 17042000981023; 17042000981054

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

In addition to the rights and powers as specified in the aforesaid Declaration of Trust, the Trustee shall also have all rights and powers as specified in the Trusts and Trustees Act, 760 ILCS 5/1 et seq.

SUBJECT TO:

- (1) Easements, rights-of-way and restrictive covenants of record, apparent or in place;
- (2) Prior reservations and conveyances of oil, gas and other minerals;
- (3) All real estate taxes and special assessments.

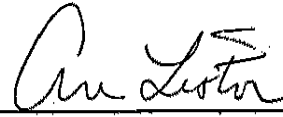
TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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 and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate 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 real estate, 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, 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 herein and by the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance

UNOFFICIAL COPY

I, Ann Liston, Trustee, accepts the above described conveyance.



ANN LISTON, Trustee of the Ann Liston
Declaration of Trust dated July 14,
2017

Mail Tax Statement To: Ann Liston, Trustee
MAIL DELIVER TO: 1741 N. Hermitage Avenue
Chicago, Illinois 60622

THIS INSTRUMENT PREPARED BY:

PATRICK M. BURKE
Attorney at Law
2001 East Main Street
P. O. Box 398
Olney, Illinois 62450-0398
Telephone: 618/393-2183

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 July 14, 2017

Signature: *Ann Liston*
Grantor or Agent

Subscribed and sworn to before me
By the said Ann Liston
This 14 day of July, 2017
Notary Public Misty Long



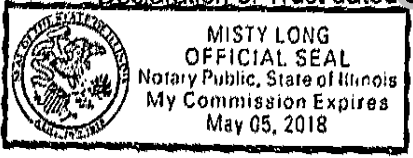
ANN LISTON

The grantee or his agent affirms and verifies that 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.

Date July 14, 2017

Signature: *Ann Liston*
Grantee or Agent

Subscribed and sworn to before me
By the said Ann Liston
This 14 day of July, 2017
Notary Public Misty Long



ANN LISTON, Trustee of the Ann Liston
Declaration of Trust dated July 14, 2017

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)