


# UNOFFICIAL COPY

  
\*1805806073D\*

Doc# 1805806073 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2018 12:46 PM PG: 1 OF 5

## DEED IN TRUST

THE GRANTOR, Jennifer C. Olson, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Jennifer C. Olson as Trustee under the Jennifer C. Olson Revocable Trust dated August 3, 2017, of 3011 W. Sherwin Avenue, Chicago, Illinois 60645, (hereinafter referred to as "said Trustee", regardless of the number of trustees), referred to all and every successor or successors trustees in said trust agreement, the following described real estate in Cook County, Illinois:

LOT 4 IN BLOCK 2 IN REVAL'S SUBDIVISION OF LOTS 4 AND 5 IN MUNO'S SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of real estate: 3011 W. Sherwin Avenue, Chicago, Illinois 60645

Real estate index number: 0-25-322-015-0000

**\*\*DEED PREPARED AT CLIENTS' DIRECTION WITHOUT EXAMINATION OF TITLE\*\***

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 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 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

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this 27th day of February, 2018.


Cook County Clerk

Property of Cook County Clerk's Office

CHICAGO, ILLINOIS

20180201607120

REAL ESTATE TRANSFER TAX		27-Feb-2018	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
10-25-322-015-0000   20180201607120   0-381-969-952			

REAL ESTATE TRANSFER TAX		27-Feb-2018	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
10-25-322-015-0000   20180201607120   0-054-961-696			

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

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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.

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.

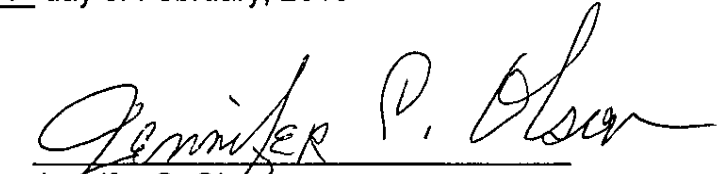
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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The 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 homestead from sale on execution or otherwise.

The Grantors have signed this deed on this 22 day of February, 2018

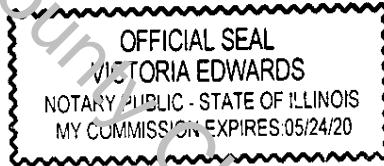
  
\_\_\_\_\_  
Jennifer C. Olson

STATE OF ILLINOIS     )  
                                  )     ss  
COUNTY OF DU PAGE    )

I am a notary public for the County and State above. I certify Jennifer C. Olson 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 she 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: This 22 day of February, 2018

  
\_\_\_\_\_  
Notary Public

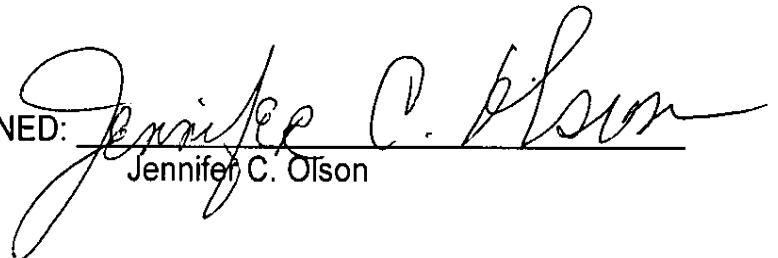


Prepared by  
and **Mail to:** Joseph A. Giralamo  
Law Offices of Joseph A. Giralamo, P.C.  
340 W. Butterfield Road, #2D  
Elmhurst, IL 60126

**Send Subsequent tax bills to:**  
Jennifer C. Olson, Trustee  
3011 W. Sherwin Avenue  
Chicago, Illinois 60645

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35, SECTION 305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: 2-22-18

SIGNED:   
\_\_\_\_\_  
Jennifer C. Olson

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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: 2 | 23 | 2018

SIGNATURE: Joseph A. Hustano  
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:

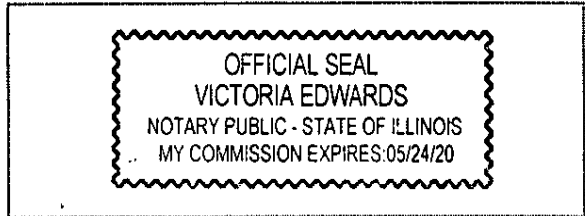
VICTORIA EDWARDS

By the said (Name of Grantor): JOSEPH GICALANO

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 23 | 2018

NOTARY SIGNATURE: Victoria Edwards



### 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: 2 | 23 | 2018

SIGNATURE: Joseph A. Hustano  
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:

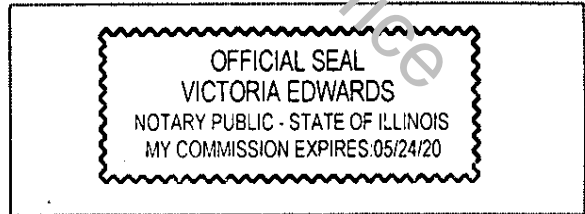
VICTORIA EDWARDS

By the said (Name of Grantee): JOSEPH GICALANO

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 23 | 20

NOTARY SIGNATURE: Victoria Edwards



### 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)**)