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16212519
DEED IN TRUST
(ILLINOIS)



1806008053D

Doc# 1806008053 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2018 09:31 AM PG: 1 OF 2

Above space for Recorder's Office Only

THE GRANTORS, Daniel B. Garside and Martha L. Davigus, husband and wife, of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100THS DOLLARS, (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and WARRANTS to ROBIN BOSTIC, as Trustee of the Roberts Family Trust, Grantee, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate.

PARCEL 1: UNIT E2401 AND P-26 & P-37 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF VACATED EAST RIVER DRIVE AND OF BLOCK 14 (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 4, 2000 AS DOCUMENT NUMBER 00595370.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2017 and subsequent years.

Permanent Real Estate Index Number: 17-10-221-083-1088, 17-10-221-083-1125, and 17-10-221-083-1136

Address of real estate: 445 E North Water St, unit 2401, P26 & P37, Chicago, IL 60611

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

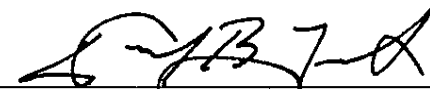
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

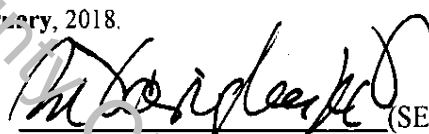
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 22nd day of February, 2018.


Daniel B. Garside

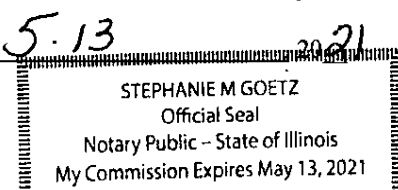
(SEAL)


Martha L. Daviglus

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Daniel B. Garside and Martha L. Daviglus**, are 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 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 22 day of February, 2018.

Commission expires 5.13.2021

STEPHANIE M GOETZ
Official Seal
Notary Public - State of Illinois
My Commission Expires May 13, 2021


NOTARY PUBLIC


This instrument was prepared by **Robert J. DiSilvestro**, 5231 North Harlem Avenue, Chicago, Illinois 60656



MAIL TO:

Mr. Donald Kiobassa
Attorney at Law
70 W. Madison Street, Ste 1400
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Robin Bostic
445 E North Water St, unit 2401
Chicago, IL 60611

REAL ESTATE TRANSFER TAX	26-Feb-2018
 CHICAGO:	16,500.00
CTA:	6,600.00
TOTAL:	23,100.00 *

REAL ESTATE TRANSFER TAX	26-Feb-2018
 COUNTY:	1,100.00
 ILLINOIS:	2,200.00
TOTAL:	3,300.00

17-10-221-083-1088 | 20180201604221 | 1-379-870-240

17-10-221-083-1088 | 20180201604221 | 1-962-321-440

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