


# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY AND  
RETURN TO:

Ryan M. Holmes, Esq.  
Clark Hill PLC  
130 East Randolph  
Suite 3900  
Chicago, Illinois 60601

  
\*18060340250\*

Doc# 1806034025 Fee \$48.00

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

KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 03/01/2018 11:04 AM PG: 1 OF 6

## QUIT CLAIM DEED IN TRUST

THIS INSTRUMENT made this 8 day of February, 2018, between Edward A. Harasim, whose address is 1635 West Belmont Avenue, #713, Chicago, IL 60657, Grantor, and Edward A. Harasim, as Trustee under The Chicago Eddy Trust under Agreement dated February 8, 2018 as amended and restated, whose address 1635 West Belmont Avenue, #713, Chicago, IL 60657, Grantee.

### WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee, in the following described land, situate, lying and being in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 resubdivide 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 each successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, 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 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

# UNOFFICIAL COPY

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 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 were duly authorized to execute 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, duties and obligations of its, his, her or their predecessor in trust.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

*[Remainder of page intentionally left blank.]*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

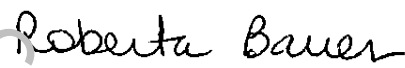


EDWARD A. HARASIM

STATE OF ILLINOIS    )  
                                  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward A. Harasim, and to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of February, 2018.






Notary Public

Mail Tax Bills To:  
Edward A. Harasim  
1635 West Belmont Avenue, #713  
Chicago, IL 60657



Exempt under provisions of Paragraph \_\_\_\_\_ E \_\_\_\_\_  
Section 31-45 Property Tax Code.  
Date: 02/08/2018  
Buyer / Seller / Representative: Edward A. Harasim

REAL ESTATE TRANSFER TAX		01-Mar-2018
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
14-30-204-067-1116   20180301609712   1-429-539-360		

REAL ESTATE TRANSFER TAX		01-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	0.00
14-30-204-067-1116   20180301609712   0-715-998-752		

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

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

**PARCEL 1: UNIT NUMBER 713 IN CINEMA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES: CERTAIN LOTS IN CINEMA LOFTS CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97260793, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-25, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 97260793.**

**PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 97260791 AND FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97260792.**

Property Address: 1635 West Belmont Avenue, #713, Chicago, IL 60657  
PIN: 14-30-204-067-1116.

# UNOFFICIAL COPY

## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Edward A. Harasim, the TRUSTEE for the TRUST NAMED: The Chicago Eddy Trust  
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on February 8, 2018, by the The Chicago Eddy Trust  
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 1635 West Belmont Avenue, #713, Chicago, IL 60657

PROPERTY IDENTIFICATION #: 1 4 3 0 2 0 4 0 6 7 1 1 1 6

LEGAL DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

as conveyed by the attached conveyance instrument type, \_\_\_\_\_, signed and dated on

the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, and now being sought to be recorded

with the \_\_\_\_\_ County Recorder of Deeds.  
(NAME OF COUNTY ABOVE)

+ *Edward A. Harasim*  
TRUSTEE SIGNATURE ABOVE

02/08/2018  
DATE SIGNED


**SPECIAL NOTE:** PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".

# UNOFFICIAL COPY

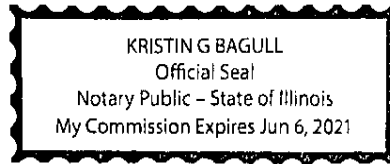
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantor** 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: Feb 8, 2018

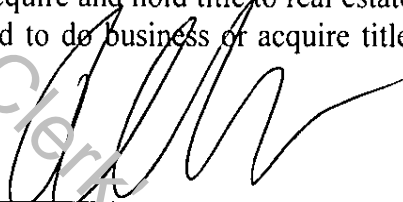
Signature:   
Grantor or Agent

Subscribed and sworn to me  
By the Said: Grantor  
This 8 day of February, 2018  
Notary Public Kristin G

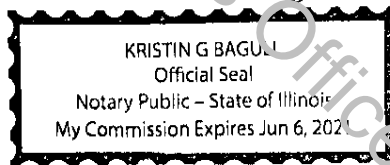


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Feb 8, 2018

Signature:   
Grantee or Agent

Subscribed and sworn to me  
By the Said: Grantee  
This 8 day of February, 2018  
Notary Public Kristin G



**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.)

216112500.1 57994/315058