

# UNOFFICIAL COPY

STC 01146-56219



## DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT  
THE GRANTOR, JAMES STOYNOFF AND  
KRISTIE L. STOYNOFF, husband and  
wife

of the County of COOK and  
State of ILLINOIS for and

in consideration of the sum of Ten ☒ Dollars  
(\$ 10. ☒ ) in hand paid, and of other good  
and valuable considerations, receipt of which  
is hereby duly acknowledged, convey and  
WARRANT unto CHICAGO TITLE LAND

TRUST COMPANY a Corporation of Illinois

whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust  
Agreement dated FEBRUARY 14, 2018 and known as Trust Number 8002377161, the following  
described real estate situated in COOK County, Illinois to wit:

Doc#: 1806506024 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/06/2018 09:52 AM Pg: 1 of 4

Dec ID 20180201606475

ST/CO Stamp 1-174-438-944 ST Tax \$245.00 CO Tax \$122.50

City Stamp 1-565-137-440 City Tax: \$2,572.50

(Reserved for Recorders Use Only)

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 2 E. OAK STREET, Unit 3101, Chicago, Illinois 60611

Property Index Numbers 17-03-203-009-1024

together with the tenements and appurtenances thereunto belonging.

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

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART  
HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of  
any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or  
otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 15th day of  
FEBRUARY 2018

Signature James Stoyloff

Signature Kristie L. Stoyloff

Signature

Signature

STATE OF ILLINOIS

) I,

DEMETRIOS ZAZAKIS

a Notary Public in and for

COUNTY OF COOK

) said County, in the State aforesaid, do hereby certify

JAMES STOYNOFF and

KRISTIE L. STOYNOFF

personally known to me to be the same person(s) whose name(s) are ☒ subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledged that they ☒ signed, sealed and delivered said instrument  
as a 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 seal this 15th day of FEBRUARY 2018

NOTARY PUBLIC

Prepared By: JAMES D. ZAZAKIS, ESQ., 3832 N. ASHLAND AVENUE, SUITE 100, CHICAGO, IL 60643



MAIL TO: CHICAGO TITLE LAND TRUST COMPANY  
10 S. LASALLE STREET, SUITE 2750  
CHICAGO, IL 60603

SEND TAX BILLS TO:

119 AVENUE PHILIPPE AUGUSTE  
75011 PARIS

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## REAL ESTATE TRANSFER TAX

27-Feb-2018



CHICAGO:	1,837.50
CTA:	735.00
TOTAL:	2,572.50 *

17-03-203-009-1024 | 20180201606475 | 1-565-137-440

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

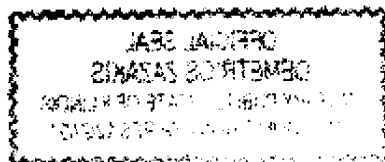
## REAL ESTATE TRANSFER TAX

07-Mar-2018



COUNTY:	172.50
ILLINOIS:	245.00
TOTAL:	367.50

17-03-203-009-1024 | 20180201606475 | 1-174-438-944



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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 99 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 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

**Parcel 1:**

Unit 3101 in the Two East Oak Condominium as delineated on a survey of the following described real estate: part of Block 6 in the Subdivision by the Commissioners of the Illinois and Michigan Canal of the South fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium as Document 25035273 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Parcel 2:**

Easement for ingress and egress for the benefit of parcel 1 as set forth in the Declaration of Covenants Conditions and Restrictions and Easement recorded as Document 24889082, in Cook County, Illinois.

Property of Cook County Clerk's Office