

# UNOFFICIAL COPY

## Deed in Trust

THIS INSTRUMENT PREPARED BY:  
The Law Offices of Christopher J. Stull, P.C.  
29W204 Roosevelt Road  
West Chicago, IL 60185



Doc# 1806622053 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 02:37 PM PG: 1 OF 5

FORWARD ALL FUTURE TAX BILLS TO:  
Michael A. and Patricia A. Warf, Trustees  
1988 Warf Family Trust  
1800 Auburn Ave.  
Naperville, IL 60565

*Above For Recorder's Use Only*

This document is exempt from applicable  
Transfer Tax pursuant 35 ILCS 200/31-45(e)

Date: 7/11/17

The Law Offices of Christopher J. Stull, P.C.  
29W204 Roosevelt Road  
West Chicago, IL 60185

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, MICHAEL A. WARF and PATRICIA A. WARF, of the County of Cook and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and variable considerations in hand paid, Convey(s) and Warrants unto MICHAEL A. WARF and PATRICIA A. WARF and their successors as Trustees under the provisions of a Trust Agreement dated the 10<sup>th</sup> day of July, 2017 and known as the 1988 WARF FAMILY TRUST and following described real estate in the County of Cook and State of Illinois, to wit:

**PARCEL 1:**

**Unit 707 together with its undivided percentage interest in the common elements in the Michigan Avenue Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 98774537, and as amended from time to time, in the southwest quarter of fractional section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

CCRD REVIEW

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## PARCEL 2:

**The exclusive right to the use of S-37, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 98774537, in Cook County, Illinois.**

## PARCEL 3:

**Easements for the benefit of Parcel 1 for ingress, egress, use, maintenance, utilities and enjoyment as set forth in the Declaration recorded August 31, 1988, as Document No. 98774537, in Cook County, Illinois**

Permanent Index Number: 17-15-307-036-1090

Common Address of Property: 910 S. Michigan Avenue, Unit 707, Chicago IL 60605

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 said premises 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 property, or any part thereof; to lease said property, or any part thereof from time to time, in possession or reversion, by leases to commerce *in praesenti* or *in 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 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.

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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 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 predecessors 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 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 the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 10<sup>th</sup> day of July, 2017.

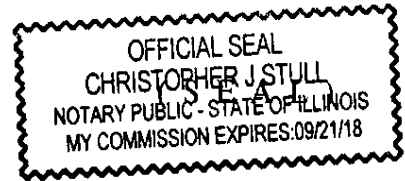
Michael A. Warf (SEAL) Patricia A. Warf (SEAL)

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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 MICHAEL A. WARF and PATRICIA A. WARF personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as 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 7<sup>th</sup> day of June, 2017.

Commission expires:





SEND MAIL TO GRANTEE'S ADDRESS:

Michael A. and Patricia A. Warf, Trustees  
1988 Warf Family Trust  
1800 Auburn Ave.  
Naperville, IL 60565

REAL ESTATE TRANSFER TAX		07-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-15-307-036-1090 | 20180301613647 | 0-257-353-248

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

REAL ESTATE TRANSFER TAX		07-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-15-307-036-1090 | 20180301613647 | 0-575-945-760

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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: 7/10/2017

SIGNATURE: \_\_\_\_\_

*Michael A. West*  
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: \_\_\_\_\_

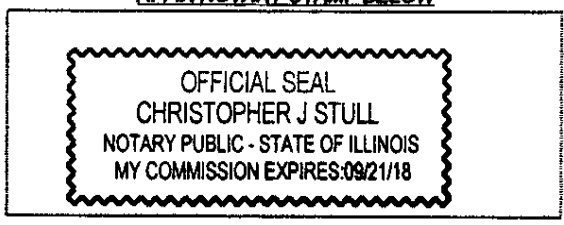
By the said (Name of Grantor): Michael A. West  
Patricia A. West

On this date of: 7/10/2017

NOTARY SIGNATURE: \_\_\_\_\_

*[Handwritten Notary Signature]*

AFFIX NOTARY STAMP BELOW



### 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: 07/10/2017

SIGNATURE: \_\_\_\_\_

*Michael A. West, Trustee*  
*Patricia A. West, Trustee*  
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: \_\_\_\_\_

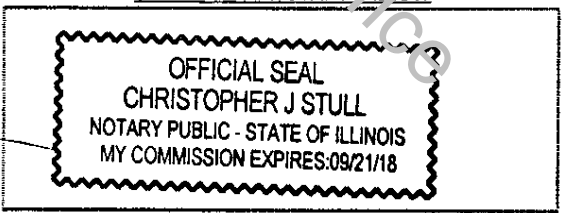
By the said (Name of Grantee): Michael A. West, Trustee  
Patricia A. West, Trustee

On this date of: 7/10/2017

NOTARY SIGNATURE: \_\_\_\_\_

*[Handwritten Notary Signature]*

AFFIX NOTARY STAMP BELOW



**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)**)