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1806729081

This instrument was prepared by and, after recording, should be mailed to:

Robert W. Kaufman, Esq.
Fischel & Kahn, Ltd.
155 N. Wacker Dr., Suite 1950
Chicago, Illinois 60606

Doc# 1806729081 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 02:48 PM PG: 1 OF 5

Above Space for Recorder's Use Only

DEED IN TRUST

THE GRANTOR, CARLTON REID TURNER, a single man, 1570 Elmwood Avenue, Unit 1004, City of Evanston, County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to CARLTON REID TURNER, as trustee under the terms and provisions of a certain Trust Agreement dated the 19th day of December, 2017, and designated as the CARLTON REID TURNER TRUST, 1570 Elmwood Avenue, Unit 1004, Evanston, Illinois 60201, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE EXHIBIT A ATTACHED HERETO.

CITY OF EVANSTON
EXEMPTION
Devon Reid
CITY CLERK

Parcel Identification Number(s): 11-18-310-029-1054, 11-18-310-029-1139, 11-18-310-029-1228 and 11-18-310-029-1268

Address: 1570 Elmwood Avenue, Unit 1004 and Parking Spaces G-238, G-364 and G-440, Evanston, IL 60201

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole 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.

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 enquire 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 so 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 with the title, estate, rights, powers and duties of the preceding Trustee.

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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.

4. In the event of the inability or refusal of the Trustee herein named to act, DOUG TURNER is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

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.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 12th day of ~~December~~ February, 2018.

C. Reid Turner
CARLTON REID TURNER

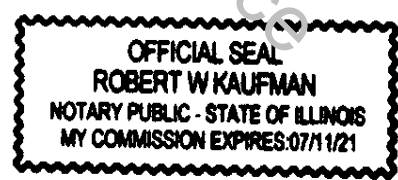
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, an Illinois notary public, does hereby certify that CARLTON REID TURNER, a single man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in the county stated above, this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal this 12th day of ~~December~~ February, 2018.

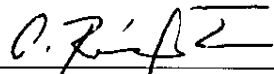
Robert W Kaufman
NOTARY PUBLIC

My commission expires _____



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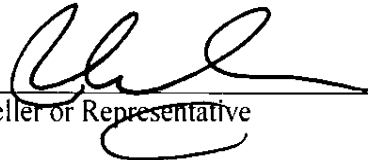
CARLTON REID TURNER, as trustee, hereby accepts the foregoing conveyance as of the day and year set forth above.



CARLTON REID TURNER, Trustee

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Date: FEB 12TH, 2018



Buyer, Seller or Representative

Send Subsequent Tax Bills To:
Carlton Reid Turner, Trustee
1570 Elmwood Ave., Unit 1004
Evanston, IL 60201

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1004 AND PARKING SPACES G-238, G-364 and G-440 IN THE WINTHROP CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 75.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2:

LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 9336 PAGE 490), IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 3:

THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0919734081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-71, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Parcel Identification Number(s): 11-18-310-029-1054, 11-18-310-029-1139, 11-18-310-029-1228 and 11-18-310-029-1268

Address: 1570 Elmwood Avenue, Unit 1004 and Parking Spaces G-238, G-364 and G-440, Evanston, IL 60201

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee 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 12, 2018

Signature: [Signature]
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said Robert W. Kaufman this 12th day of FEB, 2018.



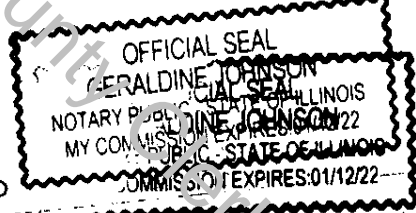
Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee 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 and hold title to real estate under the laws of the State of Illinois.

Dated Feb 12, 2018

Signature: [Signature]
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said Robert W. Kaufman this 12th day of FEB, 2018.



Notary Public [Signature]

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 31-45 of the Illinois Real Estate Transfer Tax Act.)