

# UNOFFICIAL COPY

Doc#: 1807201451 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/13/2018 01:01 PM Pg: 1 of 3

Dec ID 20180301614664  
ST/CO Stamp 0-138-110-496 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 0-557-250-080 City Tax: \$2,415.00

A18-641925  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individual to Trust**

THE GRANTORS, KENNETH A. POWERS and KIMBERLY E. THORMANN POWERS, as husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, JOSEPH C. VARANOSKE, TRUSTEE OF THE JOSEPH C. VARANOSKE FAMILY TRUST, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2017 and subsequent years; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-122-015-1009  
Address(es) of Real Estate: 4444 N. Beacon St., Unit 1, Chicago, IL 60640

Dated this 3<sup>rd</sup> Day of March, 2018

Kenneth A. Powers  
KENNETH A. POWERS

Kimberly E. Thormann Powers  
KIMBERLY E. THORMANN POWERS

State of Illinois )  
) ss  
County of Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY [KENNETH A. POWERS and KIMBERLY E. THORMANN POWERS, 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 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 3<sup>rd</sup> day of March, 2018

Avni Shah (Notary Public) Commission Expires 3/9/2019

This instrument was prepared by: Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To: JOSEPH C. VARANOSKE, TRUSTEE OF THE JOSEPH C. VARANOSKE FAMILY TRUST, 4444 N. Beacon St., Unit 1, Chicago, IL 60640  
Send Subsequent Tax Bills to: JOSEPH C. VARANOSKE, TRUSTEE OF THE JOSEPH C. VARANOSKE FAMILY TRUST, 4444 N. Beacon St., Unit 1, Chicago, IL 60640

5734 N. WINTHROP AVE # 606 CHICAGO IL 60660

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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 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 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 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 other 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, 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 predecessor 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.

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.


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## Legal Description



UNIT 4444-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE NORTH BEACON CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0527327087, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:  
4444 N. Beacon St., Unit 1  
Chicago, IL 60640

Pin: 14-17-122-015-1009

REAL ESTATE TRANSFER TAX		12-Mar-2018
	CHICAGO:	1,725.00
	CTA:	690.00
	<b>TOTAL:</b>	<b>2,415.00 *</b>
14-17-122-015-1009   20180301614664   0-537-250-080		

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

REAL ESTATE TRANSFER TAX		12-Mar-2018
		COUNTY: 115.00
		ILLINOIS: 230.00
		<b>TOTAL: 345.00</b>
14-17-122-015-1009   20180301614664   0-138-110-496		