

UNOFFICIAL COPY

DEED IN TRUST (Illinois)

103

~~Mall to:~~

Daniel C. Stevens and Judy A. Stevens
9630 Swan Lake Drive
Granite Bay, California 95746

Name & address of taxpayer:
Daniel C. Stevens and Judy A. Stevens
9630 Swan Lake Drive
Granite Bay, California 95746



1811057000

Doc# 1811057000 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2018 10:53 AM PG: 1 OF 6

THE GRANTOR(S) Dan Stevens and Judy Stevens, husband and wife, of 9630 Swan Lake Dr., Granite Bay, CA 95746, County of Placer, State of California, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND QUIT CLAIM to Daniel C. Stevens and Judy A. Stevens, co-Trustees of The Daniel and Judy Stevens Trust dated September 19, 2017 of 9630 Swan Lake Drive, Granite Bay, CA 95746, County of Placer, State of California, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 2 IN 1035 WEST ALTGELD CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE: LOT 12 IN RICK'S SUBDIVISION OF THE EAST 1/2 OF THE BLOCK 18 IN THE CANAL TRUSTEES OF SECTION 29, TOWNSHIP, 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021191162, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 0021191162.

Commonly Known Address: 1035 W. Altgeld Street, Unit 2, Chicago, Illinois 60614
Permanent Index Number: 14-29-422-049-1002

Rtn to:
Carrington Title Partners, LLC
1210 S. Highland Ave., Ste 315-B
Lombard, IL 60148

"Accom only"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power authority is hereby granted to said trustee to improve, manage, protect and subdivided said premises or any party thereof, to dedicate parks, streets, highway or alleys and to vacate and 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 such successors or successors in trust of the title, estate, power and authorities vested in said trust, to donate, to dedicate, to mortgage, pledge or other wise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession of reversion, by lease to commence in praesenti or futuro, and upon any terms and for any period and upon any term and for any period or periods of time, not exceeding the case of any single demise the term of 198 years,

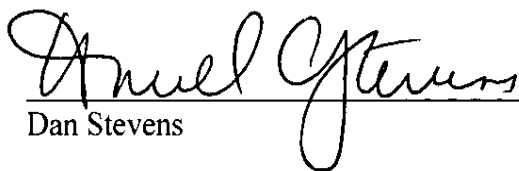
UNOFFICIAL COPY

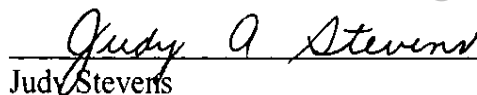
and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof of any time or times hereafter, to contract to make leases and to grant options to lease and option to renew leases and options to purchase the 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 charge 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 consideration as it would be lawful for any person owning the same deal with the same, whether similar to or different from the way and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the way 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 necessary 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 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 all person 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.

DATED: This 2nd day of April, 2018


Dan Stevens


Judy Stevens

REAL ESTATE TRANSFER TAX		05-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-29-422-049-1002 20180401635830 1-173-856-544		

REAL ESTATE TRANSFER TAX		05-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-29-422-049-1002 20180401635830 1-171-661-088		

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

UNOFFICIAL COPY

State of _____, County of _____ County. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dan Stevens and Judy Stevens



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2018

Commission expires _____.

Notary

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS 200/31-45, PROPERTY TAX CODE.
DATE: This 2nd day of April, 2018

Buyer, Seller, or Representative: _____

Dan Stevens
Dan Stevens

TRUSTEE ACCEPTANCE

Daniel C. Stevens, not personally, but as Co-Trustee of The Daniel and Judy Stevens Trust dated September 19, 2017 and Judy A. Stevens, not personally, but as Co-Trustee of The Daniel and Judy Stevens Trust dated September 19, 2017 accept the transfer of property for 1035 W. Altgeld Street, Unit 2, Chicago, Illinois 60614.

Signature of Daniel C. Stevens as Co-Trustee: _____

Daniel Stevens

Signature of Judy A. Stevens as Co-Trustee: _____

Judy A Stevens

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Sean L. Robertson
Robertson Legal Group, LLC
3380 Lacrosse Lane, Suite 105
Naperville, Illinois 60564
Phone: 630-780-1034

UNOFFICIAL COPY

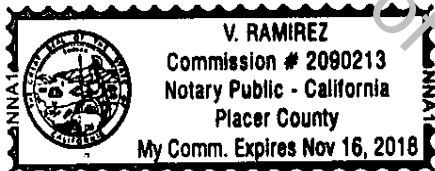
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Placer } ss.

On 4/2/18 before me, V. Ramirez, Notary Public, personally appeared Daniel Stevens, who

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

V. Ramirez, Notary Public
Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
- Corporate Officer
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other:
- Limited
- General

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document

Deed in TRUST

Number of Pages

3

Date of Document

4/2/18

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above

JUDY STEVENS

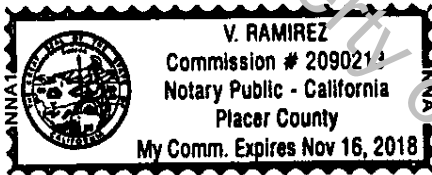
UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Placer } ss.

On 4/2/18 before me, V. Ramirez, Notary Public, personally appeared Judy Stevens, who



proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

V. Ramirez, Notary Public
Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
- Corporate Officer
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other:
- Limited
- General

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document

Deed in TRUST

Number of Pages

3

Date of Document

4/2/18

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above

Daniel Stevens

UNOFFICIAL COPY

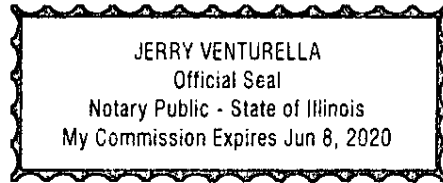
STATEMENT BY GRANTOR AND GRANTEE

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 4/4, 2018

Signature: *L. Vaughn*
L. Vaughn

Subscribed and sworn before me by L. Vaughn
This 4th day of April, 2018.



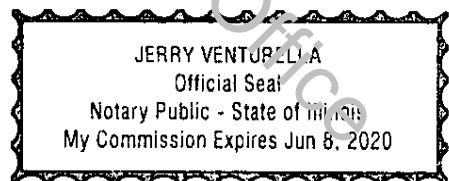
Jerry Venturella
Notary Public

The grantee or his agent affirms and verifies 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 4/4, 2018

Signature: *L. Vaughn*
L. Vaughn

Subscribed and sworn before me by L. Vaughn
This 4th day of April, 2018.



Jerry Venturella
Notary Public

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)