

# UNOFFICIAL COPY



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**PREPARED BY:**

John E. Tallman  
401 E. Prospect, #106  
Mt. Prospect, IL 60056

Doc# 1812013023 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2018 10:58 AM PG: 1 OF 3

**MAIL TAX BILL TO:**

Stephen and Anne Merle  
1459 W. Fargo, #G  
Chicago, Illinois 60626

**MAIL RECORDED DEED TO:**

John E. Tallman  
401 E. Prospect, #106  
Mt. Prospect, IL 60056

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**DEED IN TRUST**  
**Statutory (Illinois)**

THE GRANTOR(S), Stephen C. Merle and Anne Merle, his wife, of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) an undivided one-half (1/2) interest to Stephen C. Merle, Trustee of the Stephen C. Merle Trust dated May 2, 2012, 1459 W. Fargo, #G, Chicago, Illinois 60626 and an undivided one-half (1/2) interest to Anne Jacques Merle, Trustee of the Anne Jacques Merle Trust dated May 2, 2012, 1459 W. Fargo, #G, Chicago, Illinois 60626 as tenants in common, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois to wit:

UNIT NUMBER 1459-G AND STORAGE SPACE NUMBER 18 IN THE VITA AGIATA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOT 10 IN BIRCHWOOD BEACH, A SUBDIVISION OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1890 IN BOOK 42 OF PLATS, PAGE 39, AS DOCUMENT NUMBER 1326212, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 06-11434071; TOGETHER WITH ITS PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-29-311-029-1001

Property Address: 1459 W. Fargo, #G, Chicago, Illinois 60626

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 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 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 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 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.

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, leases or mortgaged by said trustee, be obliged to see to the application of any purchase

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**Quitclaim Deed - Continued**

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, 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.

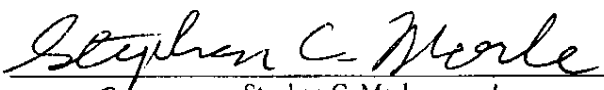
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

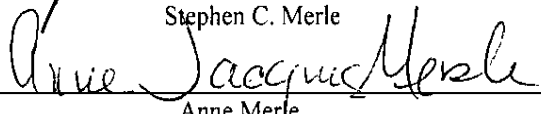
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise, hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or duly authorized and empowered to execute and deliver every such deed,

Subject, however, to the general taxes for the year of 2017 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this 24<sup>th</sup> Day of April 2018

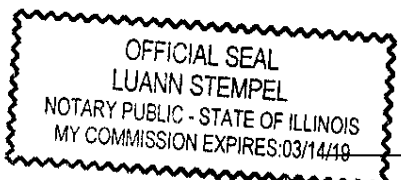
  
 \_\_\_\_\_  
 Stephen C. Merle

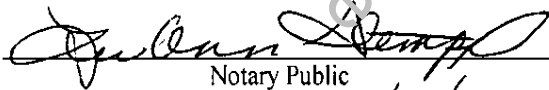
  
 \_\_\_\_\_  
 Anne Merle

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

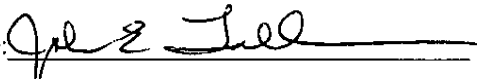
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Stephen C. Merle and Anne Merle, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 notarial seal, this 24 Day of April 2018






  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 03/14/2019

Exempt under provision of Paragraph E, Section 4, Real Estate Transfer Act

Signature: 

Date: 4/27/18

REAL ESTATE TRANSFER TAX		30-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	0.00 *

REAL ESTATE TRANSFER TAX		30-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	0.00
11-29-311-029-1001   20180401656759   0-214-439-200		

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

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

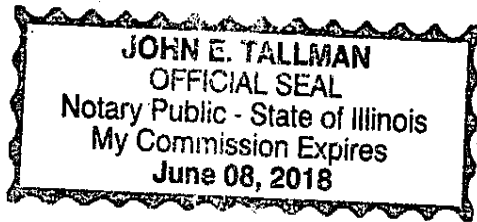
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated 4/24/18

X Stephen C. Maul  
Signature of Grantor or Agent

Subscribed and sworn to before me this

24 day of APRIL, 2018  
Day Month Year



John E. Tallman  
Notary Public

The grantee or the grantee's 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 4/24/18

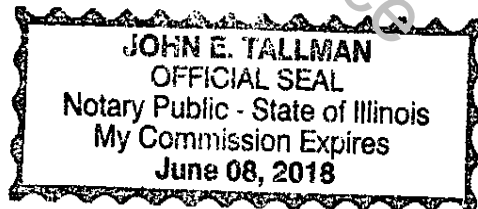
X Stephen C. Maul  
Signature of Grantee or Agent

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 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

24 day of APRIL, 2018  
Day Month Year



John E. Tallman  
Notary Public