

# UNOFFICIAL COPY

## DEED IN TRUST

**GRANTOR**, Jean Dufresne, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEYS** and **QUIT CLAIMS** unto **GRANTEE**:

Jean Dufresne, Trustee of the Jean Dufresne Trust dated November 24, 2014  
1344 W. Altgeld Street, Unit 116  
Chicago, IL 60614

(hereinafter referred to as "said trustee", regardless of the number of trustees,) and every successor or successor in trust under said trust agreement, in the following described real estate situated in the County of Cook, State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION


**Permanent Index Numbers:** 14-29-314-048-1080 & 14-29-314-048-1069



**Common Address:** 1344 W. Altgeld Street, Units 115, 116 and P-28, Chicago, IL 60614

TO HAVE AND TO HOLD 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 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 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 terms for any period or periods of time, not exceeding in the case of any single demise the terms 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 consideration 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, 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 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


REAL ESTATE TRANSFER TAX	14-Jun-2018
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX	14-Jun-2018
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-29-314-048-1080 | 20180601699590 | 1-290-935-584

14-29-314-048-1080 | 20180601699590 | 1-268-859-680

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



\*1816516137D\*

Doc# 1816516137 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2018 03:10 PM PG: 1 OF 5

COOK COUNTY RECORDER OF DEEDS

# UNOFFICIAL COPY

- 2 -

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.

IN WITNESS WHEREOF, the grantor has set his hand and seal this 11<sup>th</sup> day of June, 2018.

Jean Dufresne  
Jean Dufresne

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 Jean Dufresne, a single person, personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 11<sup>th</sup> day of June, 2018.



Alexandra Michelini  
Notary Public

This document is exempt from real estate transfer taxes under 35 ILCS 200/3.1-45(e).

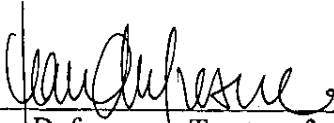
Dated: June 11, 2018

Kennel, Agent.

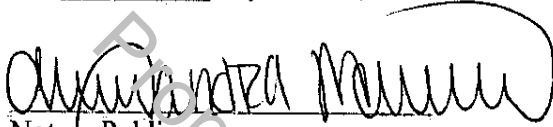
This instrument was prepared by: Mary V. Hays, 330 N. Wabash, Suite 1700, Chicago, IL 60611  
► After recording mail to: Mary V. Hays, 330 N. Wabash, Suite 1700, Chicago, IL 60611  
Send subsequent tax bills to: Jean Dufresne, 1344 W. Altgeld Street, Unit 116, Chicago, IL 60614

# UNOFFICIAL COPY

The foregoing transfer of title/conveyance is hereby accepted by Jean Dufresne, Trustee of the Jean Dufresne Trust dated November 24, 2014.

  
\_\_\_\_\_  
Jean Dufresne, as Trustee aforesaid

Subscribed and sworn to before me  
this 11<sup>th</sup> day of June, 2018.

  
\_\_\_\_\_  
Notary Public



**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Unit Numbers 115,116 and P-28, in Wheelworks Condominium, as delineated on a survey of the following described real estate:

Lots 16,17,18,19,20,21,22,23 and all of the East and West alley lying South of and Southerly of said Lot 18, North and Northerly of said Lots 19 through 23, both inclusive and between the East line and West line of said Lot 18 produced South all in Subdivision of that part of Lot 13 in County Clerk's Division of Block 43, lying West of the East line of Ward Street, extended and East of the West 124.0425 feet of said Lot 13 in Sheffield's Addition to Chicago, in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 85175306, as amended and restated by the Declaration recorded as Document No. 91198150, together with their undivided percentage interest in the common elements, in Cook County, Illinois.

Cook County Clerk's Office

# 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 6-13-18

Signature Krista Mills  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 13 DAY  
OF June, 2018.

[Signature]  
NOTARY PUBLIC



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 6-13-18

Signature Krista Mills  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 13 DAY  
OF June, 2018.

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