

UNOFFICIAL COPY

DEED IN TRUST



1817013072D

Prepared by and after recording, return to:
Jane Kaminski Simers
Attorney-at-law
2729 N Francisco Ave
Chicago IL 60647

Doc# 1817013072 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2018 01:01 PM PG: 1 OF 4

Mail tax bill to:
Gertrude Coleman
3950 N Lake Shore Drive
Unit 1314C
Chicago IL 60613

KNOW ALL MEN BY THESE PRESENTS

that the Grantor, Gertrude Coleman, a single woman,
for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand
paid, receipt of which is hereby acknowledged, gives, grants, remises, releases and forever warrants unto Gertrude
Coleman, or her successor in trust, as Trustee of the Gertrude Coleman Trust dated June 12, 2018, as may be
amended from time to time, all right, title and interest in the real estate located in
Cook County IL and legally described on EXHIBIT "A" attached hereto and made a part hereof:

hereby releasing and waiving all rights under and virtue of the Homestead Exemption Laws of Illinois.

Commonly known address of the property: 3950 N Lake Shore Dr., Unit 1314C, Chicago IL 60613
Permanent Real Estate Index Number: is 14-21-101-034-1297

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in
said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and
authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof; to
dedicate parks, streets, highways or alleys; 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise
encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or
reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, 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 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 person
property; to grant easements or charges of any kind; to release, convey or assign any right or title or interest in or about or
easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof
shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any
purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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

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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 the 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 their predecessors 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

IN WITNESS WHEREOF, the GRANTOR aforesaid executed this Deed in Trust on this June 12, 2018


Gertrude Coleman


STATE OF ILLINOIS

COUNTY OF COOK

SS.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gertrude Coleman, a single woman, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal this June 12, 2018.




Notary Public



Exempt under Real Estate Transfer Tax Act Sec. 4 par. E and Cook County Ord. 93-0-27 par. E

Date 6/12/2018 Sign. 

REAL ESTATE TRANSFER TAX		19-Jun-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		19-Jun-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-21-101-034-1297 | 20180601603482 | 1-072-119-072

14-21-101-034-1297 | 20180601603482 | 0-496-155-936

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

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EXHIBIT "A"

PARCEL 1:
 UNIT 1314 IN 3950 N. LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PCL"): THAT PART OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST CO'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NO. 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1954 AND KNOWN AS TRUST NUMBER 40420, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24014190, AS AMENDED FROM TIME TO TIME ; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALSO

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969, RECORDED APRIL 23, 1969, AS DOCUMENT NUMBER 20820211 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NO. 22719 AND EXCHANGE NATIONAL BANK OF CHICAGO, TRUST NO. 5174, FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 20816906, LYING WEST OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID, WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LINE OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS

Subject to: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium or amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1990 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; and Grantee's mortgage or trust deed.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 | 12 | 20 18

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

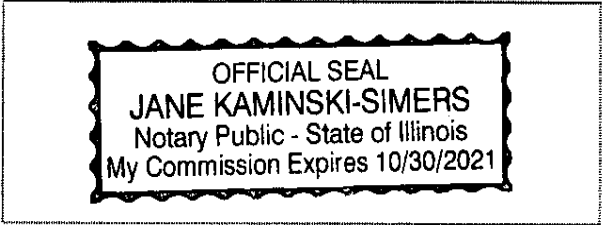
Subscribed and sworn to before me, Name of Notary Public: Jane Kaminski-Simers

By the said (Name of Grantor): Gertrude Coleman

On this date of: 6 | 12 | 20 18

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 | 12 | 20 18

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

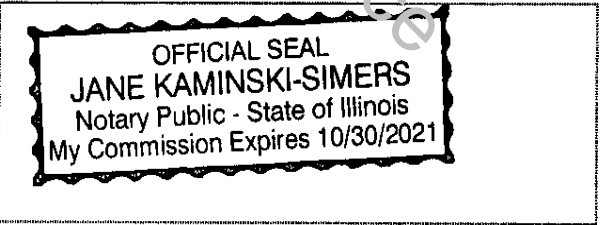
Subscribed and sworn to before me, Name of Notary Public: Jane Kaminski-Simers

By the said (Name of Grantee): Gertrude Coleman

On this date of: 6 | 12 | 20 18

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)