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DEED IN TRUST



Doc# 1820819491 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/27/2018 03:48 PM PG: 1 OF 4

THE GRANTOR, PHYLLIS DIAMOND, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto PHYLLIS DIAMOND of Chicago, Illinois, as Trustee of the PHYLLIS DIAMOND REVOCABLE TRUST UNDER TRUST AGREEMENT DATED MARCH 8, 2001, (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: See Attached "Exhibit A"

PIN # 17-10-105-014-1158

Property address: 100 E. Huron
Unit 3605
Chicago, IL 60611

Exempt under real estate transfer tax law 35 ILCS 200/1-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Heidi Baerson 7/2/18
Agent Date:

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 are hereby granted to said trustee to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

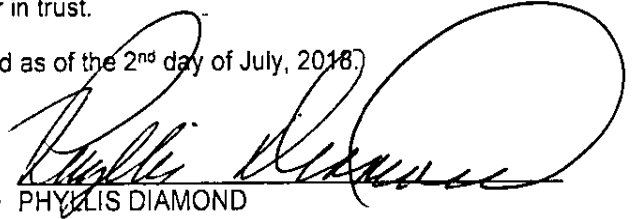
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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,

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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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand as of the 2nd day of July, 2018.

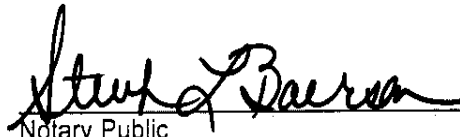
X 
PHYLLIS DIAMOND

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

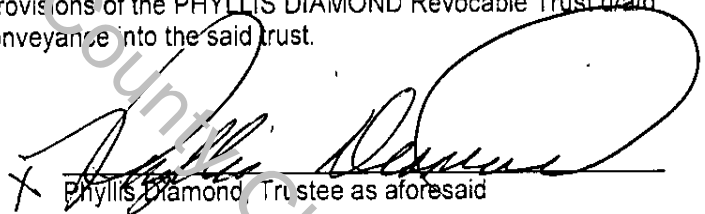
I, a Notary Public in and for Cook County, Illinois, do hereby certify that PHYLLIS DIAMOND, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 2nd day of July, 2018.




Notary Public

Grantee, PHYLLIS DIAMOND, Trustee under the provisions of the PHYLLIS DIAMOND Revocable Trust u/a/d 3/8/2001, hereby acknowledges and accepts the conveyance into the said trust.

X 
Phyllis Diamond, Trustee as aforesaid


This instrument was prepared by Steven L. Baerson, Williams & Baerson, LLC, One N. LaSalle Street, #1350, Chicago, IL 60602.

Please return this document after recording to:

Steven L. Baerson
Williams & Baerson, LLC
One N. LaSalle Street, Suite 1350
Chicago, IL 60602



Send subsequent tax bills to:

Mrs. Phyllis Diamond
100 E. Huron
Unit 3605
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		27-Jul-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-105-014-1158 | 20180701640796 | 1-507-604-256

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

REAL ESTATE TRANSFER TAX		27-Jul-2018
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-10-105-014-1158 20180701640796 0-601-634-592		

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File No.: 903555

EXHIBIT A

Parcel 1:

Unit 3605 in the 100 East Huron Street Condominium, as delineated on a survey of the following described real estate: Lot 2 in Chicago Place a Resubdivision of the land, property and space within Block 46 (except the East 75.00 feet thereof) in Kinzie's Addition to Chicago in the North ½ of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded September 7, 1990 as document 90435974; which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 90620268, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 for ingress and egress, structural support, use of facilities, apartment easement facilities, sign and canopy, common walls, ceilings and floors, utilities, deliveries, receiving room and trash compactor room, truck ramp, mechanical rooms, access to building entrances, emergency stairway, encroachments, emergency generator, girders supporting apartment tower, retail building roof access, parking shuttle and apartment owned facilities as described in the easement and operating agreement recorded October 5, 1990 as document 90487310 over description: The land, property, space lying within the boundaries projected vertically of the following described tract: Lots 1, 3 and 4 in Chicago Place a resubdivision of the land, property and space within Block 46 (except the East 75.00 feet thereof) in Kinzie's Addition to Chicago in the North ½ of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded September 7, 1990 as document 90435974.

Property Address:

100 E. Huron, Unit 3605
Chicago, IL 60611

PIN: 17-10-105-014-1158

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STATEMENT OF 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: July 2, 2018

Signature: Steven L. Baerson
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson
this 2nd day of July, 2018.

Notary Public: Tracie W. McClinton



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: July 2, 2018

Signature: Steven L. Baerson
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson
this 2nd day of July, 2018.

Notary Public: Tracie W. McClinton



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.