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DEED IN TRUST
(ILLINOIS)

PREPARED BY/MAIL TO:
MY ESTATE MATTERS
6767 N. Milwaukee Ave, Ste. 202
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
CHAD BELL and
SUSAN BELL
2043 Belmont Avenue, Unit 2
Chicago, IL 60618

THE GRANTORS, CHAD BELL and
SUSAN BELL, Husband and Wife,
of 2043 Belmont Avenue, Unit 2,

Chicago, IL 60618, for and in consideration of Ten and No Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto CHAD BELL, Trustee or his successors in trust, under the **CHAD BELL LIVING TRUST DATED NOVEMBER 17, 2017**, and any amendments thereto, of which Chad Bell is the primary beneficiary, and SUSAN BELL, trustee or her successors in trust, under the **SUSAN BELL LIVING TRUST DATED NOVEMBER 17, 2017**, and any amendments thereto, of which Susan Bell is the primary beneficiary, said beneficial interests to be held as tenancy by the entirety, of 2043 Belmont Avenue, Unit 2, Chicago, IL 60618; the following described real estate in the County of Cook and State of Illinois, to-wit:

PLEASE SEE LEGAL DESCRIPTION ATTACHED

Property Index Number: 14-30-106-099-1002

Address of Real Estate: 2043 Belmont Avenue, Unit 2, Chicago, IL 60618

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 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 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



1821817028D

Doc# 1821817028 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 11:22 AM PG: 1 OF 5

Above space for Recorder's use only

S Y
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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, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

If the title to any of the above lands 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantors hereby expressly waive and release 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.

REAL ESTATE TRANSFER TAX		06-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-30-106-099-1002 | 20180701643310 | 0-374-247-200

REAL ESTATE TRANSFER TAX		06-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-30-106-099-1002 | 20180701643310 | 1-726-533-408

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

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In Witness Whereof, the Grantors aforesaid have set their hands and seals on this 27th day of July, 2018.

Chad Bell
CHAD BELL

Susan Bell
SUSAN BELL

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 CHAD BELL and SUSAN BELL, 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 official seal on this 27th day of July, 2018.



Jason Lee
NOTARY PUBLIC

COUNTY- ILLINOIS TRANSFER STAMPS
Exempt Under 35 ILCS 200/31-45
Paragraph e, Section 4 of the
Real Estate Transfer Act and
Cook County Ord. Paragraph e
of Section 7 4-1 06.

Date: 7-27-2018

Atty. Signature: *[Signature]*

PROFESSIONAL COOK County Clerk's Office

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Legal Description:

Parcel 1: Unit 2 in the 2043 West Belmont Condominium as delineated on a Survey of the following described real estate: Lot 16 in Owner's Subdivision of the East 8 acres of Out Lot 17 and Lots 1 to 4 (except the South 16 feet of Lot 5 of the East ½ of Out Lot 17 in Superior Court Partition in Snow Estates Subdivision in Section 30, 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 0021192221, together with an undivided percentage interest in the common elements.

Parcel 2: Exclusive use of Parking Space P-2, a limited common element delineated on the Survey recorded with the condominium Declaration and Bylaws as recording Number 002119221

Property of Cook County Clerk's Office

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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 7/27/18 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me on this 27th day of July, 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 7/27/18 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me on this 27th day of July, 2018.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of the 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.)