

UNOFFICIAL COPY

PREPARED BY:

Tracey N. Duval
200 S. Wacker Dr., Ste. 3100
Chicago, IL 60606

MAIL TAX BILL TO:

KAREN M. BOYKIN
3120 S. Indiana Avenue, Unit 107
Chicago, Illinois 60616

MAIL RECORDED DEED TO:

KAREN M. BOYKIN
3120 S. Indiana Avenue, Unit 107
Chicago, Illinois 60616



Doc# 1822044009 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2018 10:01 AM PG: 1 OF 5

QUITCLAIM DEED IN TRUST

THIS INDENTURE, made as of this 19th day of July, 2018, between KAREN M. BOYKIN, an unmarried female, having an address at 3120 S. Indiana Avenue, Unit 107, Chicago, Illinois 60616, as the grantor hereunder (hereinafter referred to as the "Grantor"), and KAREN M. BOYKIN, having an address at 3120 S. Indiana Avenue, Unit 107, Chicago, Illinois 60616, as Trustee (regardless of the number of Trustees) under the Declaration of Trust, known as **THE KAREN M. BOYKIN LIVING TRUST, DATED June 18, 2018**, made by KAREN M. BOYKIN And said Trustee, as the grantee hereunder (hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, in consideration of **Ten Dollars** and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, quit claim and release unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Cook County, Illinois and being legally described as:

See **EXHIBIT A** attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises, commonly known as 3120 S. Indiana Avenue, Unit 107, Chicago, Illinois 60616.

PERMANENT INDEX NUMBER: 17-34-102-051-1055

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever.

REAL ESTATE TRANSFER TAX

08-Aug-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-34-102-051-1055 | 20180801650366 | 0-050-286-368

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

REAL ESTATE TRANSFER TAX

08-Aug-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-34-102-051-1055 | 20180801650366 | 0-762-416-928

CCRD REVIEW

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Full power and authority is hereby granted to said 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 real estate 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 said trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said real estate, 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 in praesenti or in future, and upon any terms and 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, 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 said trustee, or any successor in trust, 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 authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, 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, her, or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither grantee, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do, in or about the said real estate or under the provisions of this deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred is conditioned from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said trust agreement 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 any 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 earnings, avails, and proceeds arising from the sale or any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the time 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 titles 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.

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Dated this 19th Day of July 2018

Karen M. Boykin
KAREN M. BOYKIN

STATE OF _____)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KAREN M. BOYKIN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 19th Day of July 2018
Tracey Newell-Duval
Notary Public
My commission expires: 12-1-18



This instrument was drawn without title examination, using description provided by the owner.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER LAW.

Property of Cook County Clerk's Office

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EXHIBIT A

Parcel 1: Unit No. 3120 -107 in the Michigan Indiana Condominium (as hereinafter described), together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(a) The leasehold estate created by the Ground Lease for Michigan Place dated December 7, 1999 between Illinois Institute of Technology, an Illinois not-for-profit corporation, as Lessor, and Michigan Place LLC, as Lessee, recorded by the Cook County Recorder of Deeds on February 29, 2000 as document no. 00-147967 including all amendments and exhibits thereto (the "Ground Lease") which Ground Lease demises the land hereinafter described for a term of years ending December 31, 2098 (except the buildings and improvements located on the land); and

(b) Ownership of the buildings and improvement located on the following described land:

Certain parts of Block 1 in Charles Walker's Subdivision of that part North of the South 60 acres or the West ½ of the Northwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey which is attached as Exhibit "B" to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County Recorder of Deeds on March 15, 2001 as document 001-0205852, as the same may have been amended from time to time (as so amended, "the Declaration"), all in Cook County, Illinois

Parcel 2: the exclusive right to the use of P-59, L.C.E. - 55 and patio as delineated on the survey attached to the Declaration aforesaid.

Permanent index numbers:

17-34-102-051-1055

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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 July 19, 2018

Signature: Karen M. Boykin
Grantor or Agent

Subscribed and sworn to before me
By the said Karen M. Boykin
This 19th day of July, 2018
Notary Public Tracey Newell-Duval



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 title to real estate under the laws of the State of Illinois.

Date July 19, 2018

Signature: Karen M. Boykin
Grantee or Agent

Subscribed and sworn to before me
By the said Karen M. Boykin
This 19th day of July, 2018
Notary Public Tracey Newell-Duval



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.)