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Doc#: 1823212096 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2018 12:26 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

Dec ID 20180801652134
ST/CO Stamp 1-647-017-760 ST Tax \$1,025.00 CO Tax \$512.50
City Stamp 1-628-667-680 City Tax: \$10,762.50

THIS INDENTURE WITNESSETH, That the grantor(s) James R. Maurice and Tamara Maurice, Husband and Wife of the County of Pinellas and State of Florida for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty unto Gina M. Freyn, as Trustee of the Gina M. Freyn Trust dated December 13, 2005 and S. Scott Freyn, as Trustee of the S. Scott Freyn Trust dated December 13, 2005, as tenants by the entirety, the following described Real Estate in the County of Cook and State of Illinois, to wit:

Parcel 1: Unit E2203 and P-142 in the Riverview Condominium as delineated on a survey of the following described real estate: Certain parts of Block 14, (except the North 6.50 feet thereof, dedicated to the City of Chicago for sidewalk purposes per Document No. 8763094,) in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 00595371, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois. Parcel 2: A non-exclusive easement for the benefit of Parcel 1 for Ingress and Egress, use and enjoyment upon the property as defined, described and declared in the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 4, 2000 as Document Number 00595370.

SUBJECT TO:



Covenants, conditions and restrictions of record, Private, public and utility easements, General taxes for the year 2018 and subsequent years

PERMANENT TAX NUMBER: 17-10-221-083-1082 and 17-10-221-083-1241


Address(es) of Real Estate: 445 E. North Water Street, ~~2203~~ ~~2203~~
Chicago, IL 60611

Apt. ^

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.

REAL ESTATE TRANSFER TAX		20-Aug-2018
	COUNTY:	512.50
	ILLINOIS:	1,025.00
	TOTAL:	1,537.50

17-10-221-083-1082 | 20180801652134 | 1-647-017-760

REAL ESTATE TRANSFER TAX		20-Aug-2018
	CHICAGO:	7,687.50
	CTA:	3,075.00
	TOTAL:	10,762.50 *

17-10-221-083-1082 | 20180801652134 | 1-628-667-680
* Total does not include any applicable penalty or interest due.

18-0932 1/2

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 obliged to see to the application of any purchase money, rent, 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 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(s) hereby expressly waive(s) 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.

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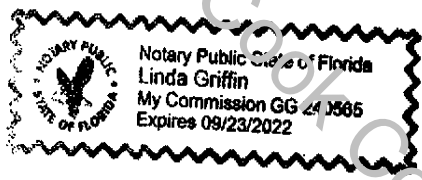
In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 10th day of August, 2018.

James R. Maurice
James R. Maurice

James R Maurice
State of ~~Illinois~~, FLORIDA
County of PINELLAS

I, Linda M Griffin, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James R. Maurice, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 10 day of August, 2018.



Linda M Griffin (Notary Public)

Property of County Clerk's Office

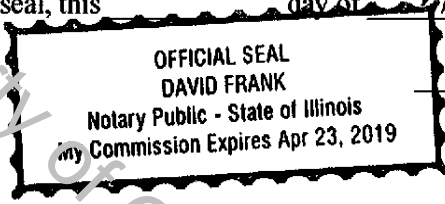
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Tamara Maurice
Tamara Maurice

State of Illinois
County of Cook

I, David Frank, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Tamara Maurice, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9th day of August, 2018.



[Signature] (Notary Public)

TRUSTEE ACCEPTANCE

The Grantee, Gina M. Freyn, as Trustee of the Gina M. Freyn Trust dated December 13, 2005 hereby acknowledges and accepts this conveyance into the said trust.

[Signature], Gina M. Freyn, As Trustee as Aforesaid

TRUSTEE ACCEPTANCE

The Grantee, S. Scott Freyn, as Trustee of the S. Scott Freyn Trust dated December 13, 2005 hereby acknowledges and accepts this conveyance into the said trust.

[Signature], S. Scott Freyn, As Trustee as Aforesaid

Prepared By: David Frank
1211 Landwehr Road
Northbrook, IL 60062

Mail To:

Nichole A. Lars
1530 W. Fullerton
Chicago, IL 60614

Name & Address of Taxpayer:

Gina M. Freyn Trust
445 E. North Water Street, Unit 2203
Chicago, IL 60611