

TRUSTEE'S DEED IN TRUST

7311013 UNOFFICIAL COPY

Reserved for Recorder's Office

This indenture made this 7th day of July, 2003 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 17th day of May, 1994, and known as Trust Number 1099205, party of the first part, and JOSEPH E. ASKENAZI, as Trustee of Nagl Trust No. 1 as to an undivided 50% and ZILA ASKENAZI, as Trustee of Nagl Trust No. 2 as to an undivided 50%

Doc# 1824845039 Fee \$48.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 09/05/2018 01:02 PM PG: 1 OF 6

whose address is: 3387 Norwood Road Shaker Heights, OH 44122

Exempt under provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act.

8/9/18

Date

Buyer, Seller, or Representative

party of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Permanent Tax Number: 17-10-122-014; 17-10-122-018; 17-10-122-003 affecting land & other property

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 each 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 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

Handwritten notations: Y, S, P, S, SO

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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 to execute 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, duties and obligations of its, his, her 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

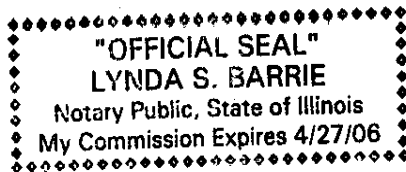
By: [Signature]  
Assistant Vice President

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 22<sup>nd</sup> day of July, 2003.



[Signature]  
NOTARY PUBLIC

PROPERTY ADDRESS:  
535 North Michigan Ave  
Unit #2904, Chicago, IL 60611

This instrument was prepared by:  
CHICAGO TITLE LAND TRUST COMPANY  
171 N. Clark Street  
ML04LT  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME ROSENTHAL LAW GROUP  
ADDRESS 3700 W. DEVON, #E OR BOX NO. \_\_\_\_\_  
CITY, STATE LINCOLNWOOD, IL 60712  
SEND TAX BILLS TO: SAME AS ABOVE  
11843-0

## UNOFFICIAL COPY

## PARCEL A:

Unit No. 2904 , 535 N. Michigan Ave. Condominium as delineated on the survey of a portion of the following property (Collectively referred to as "Parcel"):

## PARCEL 1:

Lot 7 in Assessor's Division of the South half and the East 100 feet of the North half of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

## PARCEL 2:

Lots 8 and 9 in Assessor's Division of the South half and the East 100 feet of the North half of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

## PARCEL 3:

Lot 7 in W. L. Newberry's Subdivision of the North 118' of the West 200 feet of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

## PARCEL 4:

The triangular shaped part of the East and West public alley lying West of and adjoining the East line of Lot 7, extended South, to its intersection with the South line of Lot 7, extended East, in said Newberry's Subdivision, being that portion of said alley vacated by Ordinance passed October 11, 1961 and recorded November 1, 1961 as Document 18318484, all in Cook County, Illinois

which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 25290228 and filed as Document No. 3137574, together with its undivided percentage interest in the Common Elements as defined and set forth in the Declaration of Condominium.

## PARCEL B:

Easement for the benefit of Parcel A for ingress, egress and support as created by the Declaration of easements, covenants and restrictions dated December 15, 1979 and recorded December 28, 1979 as Document No. 25298696 and filed as Document No. 3138565.

Commonly known as 535 N. Michigan Ave., Unit 2904, Chicago, IL 60611

PIN # 17-10-122-014/ 17-10-122-018/ 17-10-122-003

# UNOFFICIAL COPY

## 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 8/8, 2018 Signature: Phillip J. Arentz  
Grantor or Agent

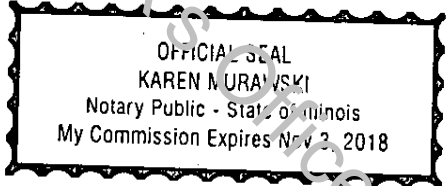


Subscribed and sworn to before me by the said GRANTOR this 8<sup>TH</sup> day of AUGUST, 2018.

Notary Public Karen Murawski

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 8/8, 2018 Signature: Phillip J. Arentz  
Grantee or Agent



Subscribed and sworn to before me by the said GRANTEE this 8<sup>TH</sup> day of AUGUST, 2018.

Notary Public Karen Murawski

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 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.)

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

28-Aug-2018



**CHICAGO:**

0.00

**CTA:**

0.00

**TOTAL:**

0.00 \*

17-10-122-003-0000 | 20180801669175 | 1-356-923-040

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

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

28-Aug-2018



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-10-122-003-0000

| 20180801669175 | 2-039-333-024