


UNOFFICIAL COPY

DEED IN TRUST

The GRANTORS, MARK KELLY, husband of ADRIENNE L. KELLY, and ADRIENNE L. KELLY, solely for the purposes for waiving her homestead rights, of the County of Cook, State of Illinois, for and in consideration of TEN and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto MARK E. KELLY, not individually but as Trustee of the MARK E. KELLY REVOCABLE TRUST AGREEMENT dated July 25, 2018, and any amendments thereto, or his successors in interest, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


18248195120

Doc# 1824819512 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2018 04:15 PM PG: 1 OF 3

PARCEL 1: UNIT 502 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 701 W. JACKSON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97507388, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-12, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Subject to real estate taxes for 2017 and subsequent years and all conditions, covenants, restrictions, and easement of record.

P.I.N.: 17-16-116-031-1034

PROPERTY ADDRESS: 701 W. JACKSON, UNIT 502, CHICAGO, IL 60661

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 99 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 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

(Page 1 of 2 Pages)

R

UNOFFICIAL COPY

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.

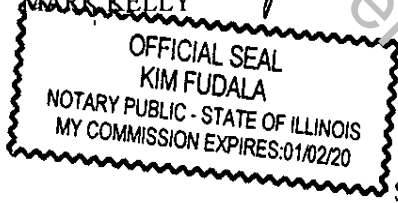
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 2nd day of August, 2018.

Mark Kelly (SEAL)
MARK KELLY

Adrienne L. Kelly (SEAL)
ADRIENNE L. KELLY, solely for the purpose of waiving her homestead rights



IMPRESS
SEAL
HERE

STATE OF ILLINOIS, COUNTY OF COOK, ss.
I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK KELLY, husband of ADRIENNE L. KELLY, and ADRIENNE L. KELLY, solely for the purposes of waiving her homestead rights, 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, this 2nd day of August, 2018.

Kim Fudala
Notary Public

This instrument was prepared by: Brian S. Denenberg, 1835 Rohlwing Rd., Suite D Rolling Meadows, IL 60008

Mail to:
Brian S. Denenberg
DENKEWALTER & ANGELO
1835 Rohlwing Rd., Suite D
Rolling Meadows, IL 60008

Send subsequent tax bills to:
Mr. Mark E. Kelly, Trustee
701 W. Jackson, Unit 502
Chicago, IL 60661

05-Sep-2018	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX

17-16-116-031-1034 | 20180801657044 | 1-203-626-144

This transaction is exempt pursuant to Section 4, Paragraph E of the Real Estate Transfer Tax Act.

REAL ESTATE TRANSFER TAX	05-Sep-2018
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

Mark Kelly 8/2/18
Grantor, Attorney or Agent Date

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

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: 8/2/18 Signature: [Signature]
 Grantor or Agent

Subscribed and sworn to before me: [Signature]
 Notary Public

OFFICIAL SEAL
 KIM FUDALA
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 01/02/20

Date: 8/2/18

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: 8/2/18 Signature: [Signature]
 Grantor or Agent

Subscribed and sworn to before me: [Signature]
 Notary Public

OFFICIAL SEAL
 KIM FUDALA
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 01/02/20

Date: 8/2/18

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.)