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After recording return to:

Karen A Brad PC
790 W Frontage Rd
Suite 705
Northfield, IL 60063

Mail tax bills to:

Catherine C. Ryan,
Trustee
55 W. Goethe, #1245
Chicago, IL 60610

Doc#: 1825333103 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2018 10:40 AM Pg: 1 of 6

Dec ID 20180801670721
ST/CO Stamp 0-965-890-208 ST Tax \$985.00 CO Tax \$492.50
City Stamp 1-535-922-336 City Tax: \$10,342.50

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, **SCOTT M. FRANKE and KRISTEN L. FRANKE, husband and wife, tenants by the entirety**, of 55 W. Goethe Street, Unit 1245, Chicago, IL, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS to CATHERINE C. RYAN as Trustee of the Catherine C. Ryan Trust dated December 4, 2014 as restated**, of 222 W. Erie St., Unit 1707, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE EXHIBIT A MARKED AS LEGAL DESCRIPTION

together with the tenements and appurtenances thereunto belonging.

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 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 re-subdivide 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, to pledge or otherwise to 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 period 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 charge 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 considerations as it would be lawful for any person owning

Chicago Title 18 ST 0447304 / cert Submitted 1/26/1

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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 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.

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(s) 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.

TRUSTEE ACCEPTANCE

The Grantee, Catherine C. Ryan as Trustee of the Catherine Charlene Ryan Trust dated December 4, ~~2014~~ as restated, hereby acknowledges and accepts this conveyance into the said trust.

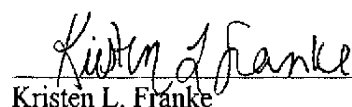


As Trustee as Aforesaid


Permanent Real Estate Index Numbers
Address of Real Estate

17-04-223-043-0000
55 W. Goethe Street, Unit 1245, Chicago, Illinois
60610

Dated this 21 day of August, 2018.





Kristen L. Franke

REAL ESTATE TRANSFER TAX		07-Sep-2018
	CHICAGO:	7,367.50
	CTA:	2,955.00
	TOTAL:	10,342.50 *

17-04-223-043-0000 | 20180801670721 | 1-535-922-336

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

REAL ESTATE TRANSFER TAX		07-Sep-2018
	COUNTY:	492.50
	ILLINOIS:	985.00
	TOTAL:	1,477.50

17-04-223-043-0000 | 20180801670721 | 0-965-890-208

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STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kristen L. Franke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of August, 2018.



Cynthia Turbow
Notary Public

This instrument was prepared by:

Cindy S. Mangiaforte, Attorney at Law
100 S. Saunders Road, Suite 150, PMB #9701
Lake Forest, Illinois 60045

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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 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.

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(s) 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.

TRUSTEE ACCEPTANCE

The Grantee, Catherine C. Ryan as Trustee of the Catherine Charlene Ryan Trust dated December 4, 2014 as restated, hereby acknowledges and accepts this conveyance into the said trust.



As Trustee as Aforesaid

Permanent Real Estate Index Numbers
Address of Real Estate

17-04-223-043-0000
55 W. Goethe Street, Unit 1245, Chicago, Illinois
60610

Dated this 28 day of August, 2018.



Scott M. Franke

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STATE OF Indiana)
)ss
COUNTY OF Spencer)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Scott M. Franke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of August, 2018.

Commission Expires: Jan. 25, 2023
Resident of Spencer County, IN
CORRI A. BRODIE



Roni A. Brodie
Notary Public

This instrument was prepared by:

Cindy S. Mangiaforte, Attorney at Law
100 S. Saunders Road, Suite 150, PMB #9701
Lake Forest, Illinois 60045

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

That part of Lot 18 in Chicago Land Clearance Commission Number 3 described as follows:

Commencing at the Northeast corner of Lot 18; thence South along the East line of said Lot 18, 115.33 feet to place of beginning; thence West at right angles to the last described course 55.67 feet; thence south at right angles to the last described course 21.0 feet; thence East at right angles to the last described course 55.67 feet to the East line of said Lot 18; thence North along the East line of said Lot 18, 21.0 feet to place of beginning said Chicago Land Clearance Commission Number 3, being a consolidation of Lots and parts of Lots vacated alleys in Bronson's Addition to Chicago and certain Resubdivision all in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for Ingress and Egress for the benefit of Parcel 1 as set forth in Declaration of Covenants, Conditions, Easements and Restrictions for the Beekman Place Townhouses recorded July 31, 1986 as document 86327087, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 17-04-223-043-0000

PROPERTY ADDRESS: 55 W. Goethe Street, Unit 1245, Chicago, IL 60610