

WARRANTY DEED IN TRUST



18254130560

THE GRANTOR **Dennis J. Smerko, a widower, not remarried and not a member in a civil union,**

of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** unto

Dennis J. Smerko

4113 N. Southport Avenue, Chicago, Illinois 60613

as Trustee under the provisions of a trust agreement establishing **Dennis J. Smerko Revocable Trust**, dated August 24, 2018 (hereinafter referred to as "said trustee" regardless of the number of trustees), as amended from time to time, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of **Cook** and State of Illinois, to wit:

See Exhibit A attached hereto for Legal Description

Permanent Index Number: **14-17-311-004-0000**

Address of real estate: **4113 N. Southport Avenue
Chicago, Illinois 60613**

Doc# 1825413056 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2018 04:16 PM PG: 1 OF 4

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 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.

UNOFFICIAL COPY

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 aforesaid grantor has hereunto set his hand and seal this 31 day of August, 2018.

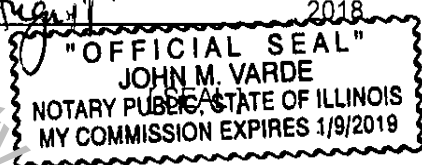
(SEAL) Dennis J. Smerko (SEAL)
Dennis J. Smerko

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 **Dennis J. Smerko, a widower, not remarried and not a member in a civil union**, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of August, 2018.

John M. Varde
NOTARY PUBLIC
My commission expires on 1/9/2019



Exempt under Real Estate Transfer Tax Act Sec. 4, Par. e, Cook County Ord. 95 104, Par. e, and Chicago Ord. 200.1 2B6, Par. e.

Date: 08-31-2018 Signature: Dennis J. Smerko

The undersigned as trustee of the Dennis J. Smerko Revocable Trust hereby accepts the transfer of said real property to such trust.

Date: 08-31-2018 Signature: Dennis J. Smerko
Dennis J. Smerko, trustee

This instrument was prepared by **John M. Varde, 221 N. LaSalle, Suite 3400, Chicago, IL 60601**

MAIL TO:

John M. Varde
221 N. LaSalle, Suite 3400
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Dennis J. Smerko, trustee
4113 N. Southport Avenue
Chicago, Illinois 60613

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CLARK STREET, EAST OF THE SOUTHPORT AVENUE AND NORTH OF BELLE PLAINE AVENUE BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF WEST BELLE PLAINE AVENUE WITH THE WESTERLY LINE OF NORTH CLARK STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY LINE OF NORTH CLARK STREET, A DISTANCE OF 127.50 FEET; THENCE SOUTHWESTERLY ALONG A LINE MARKING AN ANGLE OF 90 DEGREES 06 MINUTES 32 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 43 SECONDS MEASURED CLOCKWISE, NORTHERLY TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF .56 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.68 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.94 FEET TO A POINT ON A LINE PARALLEL WITH AND 107.00 FEET NORTHERLY DISTANT FROM THE AFORESAID NORTHERLY LINE OF WEST BELLE PLAINE AVENUE; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 69.70 FEET TO A POINT ON THE EAST LINE OF NORTH SOUTHPORT AVENUE; THENCE NORTH ALONG THE SAID EAST LINE OF NORTH SOUTHPORT AVENUE, A DISTANCE OF 22.34 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 66 DEGREES 34 MINUTES 41 SECONDS MEASURED CLOCKWISE, NORTH TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, BEING A LINE PARALLEL WITH THE AFORESAID NORTHERLY LINE OF WEST BELLE PLAINE AVENUE, A DISTANCE OF 79.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to: real estate taxes, easements, encumbrances, liens, and other restrictions of record.

Permanent Tax No.: 14-17-311-004-0000

Address of Property: 4113 N. Southport Avenue, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX

11-Sep-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-311-004-0000 | 20180901679842 | 0-383-406-240

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

REAL ESTATE TRANSFER TAX

11-Sep-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-17-311-004-0000 | 20180901679842 | 0-821-702-816

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.

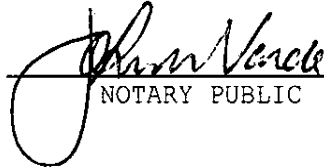
Dated 08-31-2018

Signature



Dennis J. Smerko
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR/AGENT
THIS 31 DAY OF August,
2018.


NOTARY PUBLIC



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.

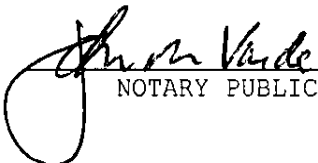
Date 08-31-2018

Signature



Dennis J. Smerko, trustee
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE/AGENT
THIS 31 DAY OF August,
2018.


NOTARY PUBLIC



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.]