

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



1826922007D

Doc# 1826922007 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2018 09:42 AM PG: 1 OF 5

THIS INDENTURE, is made this day of September 5, 2018, between LUCIA P. HALL a widow of the County of Cook and FELIPE A. HALL, a married man of the County of Prince Georges and State of Maryland, grantors, and LUCIA P. HALL as trustee of the LUCIA P. HALL DECLARATION OF TRUST dated September 5, 2018 (hereinafter "Trust"), of 6118 N. Sheridan road, No. 901, Chicago, IL 60660, grantee. (grantee's address)

WITNESSETH, That grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby convey and Quit Claim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

UNIT 1507 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAMPDEN GREEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25137767, IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Number: 14-28-308-022-1138

Address of Real Estate: 2728 North Hampden Court, Unit 1507, Chicago, IL 60614

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust set forth.

In addition to all of the powers and authority granted to the grantee by the terms of said Trust, full power and authority is hereby granted to the grantee to improve, manage, protect and subdivide said real estate 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 real estate 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 the grantee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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

CCRD REVIEW

UNOFFICIAL COPY


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 or title or interest in or about or easement appurtenant to said real estate 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 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 the grantee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the grantee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the grantee, or be obliged or privileged to inquire into any of the terms of said Trust and every deed, trust deed, mortgage, lease or other instrument executed by the grantee 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 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 or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the grantee 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 their predecessors 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 said GRANTOR hereby expressly waive 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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT Jan 2012

IN WITNESS WHEREOF, the grantor hereunto sets her hand and seal the day and year first above written.


 _____ (SEAL)
 LUCIA P. HALL

UNOFFICIAL COPY

(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 LUCIA P. HALL 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, sealed 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 day of September 5, 2018

Linda R. Crohn (SEAL)
NOTARY PUBLIC



Felipe A. Hall (SEAL)
FELIPE A. HALL

This is not homestead property

(State of Maryland, County of Prince Georges)ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid. **DO HEREBY CERTIFY** that FELIPE A. HALL 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, sealed 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 day of Sept 18 2018

Linda M. Roberts (SEAL)
NOTARY PUBLIC

LINDA M. ROBERTS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 9, 2022

ACCEPTANCE OF CONVEYANCE

The undersigned hereby acknowledges receipt of this instrument and accepts said conveyance to the undersigned as trustee of the LUCIA P. HALL DECLARATION OF TRUST.

Dated: September 5, 2018

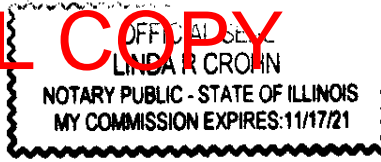
L.P. Hall, Trustee
LUCIA P. HALL, Trustee

LUCIA P. HALL DECLARATION OF TRUST, dated September 5, 2018

(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 LUCIA P. HALL 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, sealed 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 day of September 5 2018

Linda R. Crohn
NOTARY PUBLIC (SEAL)





This instrument was prepared by: Linda R. Crohn, 9003 Lincolnwood Drive, Evanston, IL 60203


MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Linda R. Crohn
9003 Lincolnwood Drive
Evanston, IL 60203

Lucia P. Hall
6118 N. Sheridan, No. 901
Chicago, IL 60660

REAL ESTATE TRANSFER TAX		26-Sep-2018
	COUNTY	0.00
	ILLINOIS	0.00
	TOTAL	0.00
14-28-308-022-1138 20180901691430 1-686-902-944		

REAL ESTATE TRANSFER TAX		26-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-28-308-022-1138 20180901691430 1-152-379-040		

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 9 | 25 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

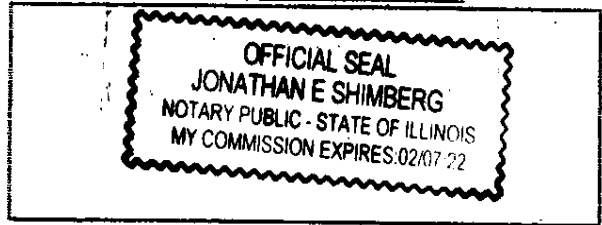
Jonathan E. Shimberg

By the said (Name of Grantor): Linda R. Cronh

On this date of: 9 | 25 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 9 | 25 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

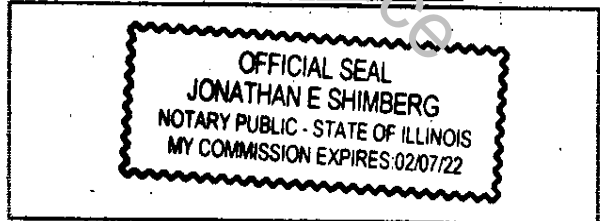
Jonathan E. Shimberg

By the said (Name of Grantee): Linda R. Cronh

On this date of: 9 | 25 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**