

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

Alice Lonoff
400 Central Ave. Suite 110
Northfield, IL 60093

MAIL SUBSEQUENT TAX BILLS TO:

James Rock and Laurie Laning
2317 N. Bosworth Avenue
Chicago, IL 60614



1827113015D

Doc# 1827113015 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2018 10:06 AM PG: 1 OF 4

THE GRANTORS, JAMES E. ROCK and LAURIE LANING, 2317 N. Bosworth Avenue, Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars in hand paid, CONVEY and WARRANT to JAMES E. ROCK as trustee of the James E. Rock Trust Dated September 16, 2018, and to LAURIE BETH LANING as trustee of the Laurie Beth Laning Trust dated September 16, 2018, each as to an undivided one-half (1/2) interest as tenant in common (each such trustee hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Lake and State of Illinois:

See attached EXHIBIT

PERMANENT REAL ESTATE INDEX NUMBER: 14-22-101-059-1004

ADDRESS OF REAL ESTATE: 2317 N. Bosworth Avenue, Chicago, Illinois 60614

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trusts 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 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 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

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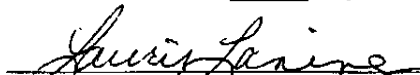
contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance 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.

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.

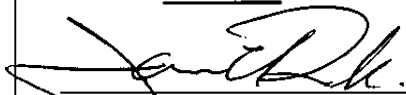
And each of the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

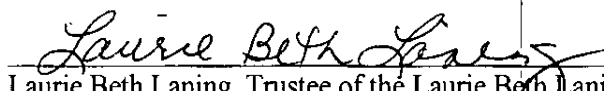
IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal this 16th day of September, 2018


James E. Rock


Laurie Laning, aka Laurie Beth Laning

ACCEPTANCE BY TRUSTEES : By signing below, the trustees hereby accept the conveyance of the real estate described **Exhibit A** to this document.




James E. Rock, Trustee of the James E. Rock Trust
u/a/d September 16, 2018


Laurie Beth Laning, Trustee of the Laurie Beth Laning Trust,
u/a/d September 16, 2018

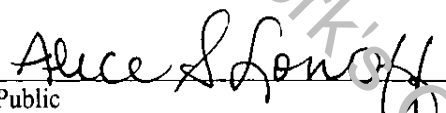
State of Illinois }
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James E. Rock and Laurie Laning, aka Laurie Beth Laning, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and each acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of September, 2018.

REAL ESTATE TRANSFER TAX		28-Sep-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

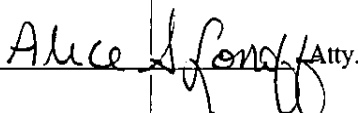
14-32-101-059-1004 | 20180901694697 | 0-806-930-592



Notary Public



Impress seal here

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH e,
SECTION 4, REAL ESTATE TRANSFER ACT

DATED: 9-16-2018  Atty.

REAL ESTATE TRANSFER TAX		28-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-32-101-059-1004 | 20180901694697 | 0-118-786-208

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

This instrument was prepared by: Alice Lonoff, 400 Central Avenue, Suite 110, Northfield, IL 60093

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EXHIBIT TO DEED

UNIT NUMBER 2317 IN THE BOSWORTH PLACE TOWNHOMES CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 38 TO 45 INCLUSIVE IN BLOCK 1 IN NICKERSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF BLOCK 15 AND OF SUBDIVISION BLOCK 5 OF THE EAST HALF OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0406818088 (AS AMENDED FROM TIME TO TIME, THE "CONDOMINIUM DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE COMMON ELEMENTS.

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** 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, 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: Sept. 16, 2018

Signature: *James E. Rock*
Grantor - James E. Rock

Subscribed and sworn to before me by the said James E. Rock.

This 16th day of Sept., 2018



Notary Public: *Alice S. Lonoff*

The **grantee** affirms and verifies that the name of the **grantees** 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: Sept. 16, 2018

Signature: *James E. Rock*
Grantee - James E. Rock, Trustee

Subscribed and sworn to before me by the said James E. Rock

This 16th day of Sept., 2018



Notary Public: *Alice S. Lonoff*

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.)