

# UNOFFICIAL COPY

1/22

Warranty Deed  
IN TRUST

Doc#: 1827641032 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/03/2018 10:00 AM Pg: 1 of 5

Dec ID 20180801656291  
ST/CO Stamp 0-855-187-232 ST Tax \$612.00 CO Tax \$306.00  
City Stamp 1-970-171-680 City Tax: \$6,426.00

NORTH AMERICAN  
TITLE COMPANY

18-266251

*Above Space for Recorder's Use Only*

THE GRANTOR, **Helene Berlin**, a widow not since remarried, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO GRANTEE, **Barbara J. Jacobs**, as **Trustee of the Barbara J. Jacobs Revocable Trust** dated **January 28, 2008**, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for 2017 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 14-30-409-071-1003; 14-30-409-101-0000

Address of Real Estate: 1709 West Terra Cotta, Unit C, Chicago, IL 60614

and 1749 W. Altgeld St., Chicago, IL 60614

Dated: 7/23, 2018

\*pl. See RIDER ATTACHED hereto



Helene Berlin

# UNOFFICIAL COPY

STATE OF Illinois )  
 )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **HELENE BERLIN**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 23<sup>rd</sup> day of July, 2018, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal on 7/23, 2018:

Stephanie ROSEN  
Notary Public

My Commission expires: 5.24.22



REAL ESTATE TRANSFER TAX		14-Aug-2018
	COUNTY:	306.00
	ILLINOIS:	612.00
	TOTAL:	918.00
14-30-409-071-1003   20180801656291   0-855-187-232		

Prepared By:  
Collins & Burton, Ltd.  
1300 W. Belmont Ave., Ste. 405  
Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		14-Aug-2018
	CHICAGO:	4,590.00
	CTA:	1,836.00
	TOTAL:	6,426.00 *
14-30-409-071-1003   20180801656291   1-970-171-680		

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

After Recording Return to:

NEAL M. ROSS  
670 N. CLARK ST, #300-W  
CHICAGO, IL 60654

Send Subsequent Tax Bills to:

BARBARA J. JACOBS  
1709 W. TERRA COTTA  
#C  
CHICAGO, IL 60614

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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, street, 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.

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 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.

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## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Barbara J. Jacobs, the TRUSTEE for the TRUST NAMED: REVOC TRUST DTD 1/28/08  
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on 1/28/08, by the \_\_\_\_\_  
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 1709 W. TERRA COTTA PL, # C  
CHICAGO, IL

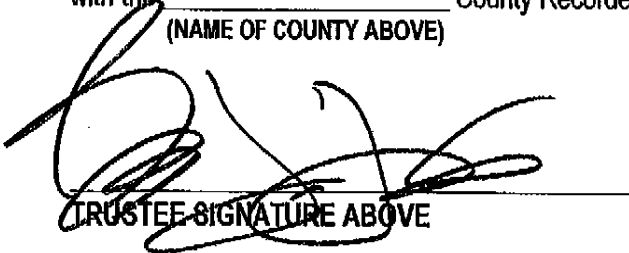
PROPERTY IDENTIFICATION #: 14-30-409-071-1003  
14-30-409-101-0000

LEGAL DESCRIPTION: See attached

as conveyed by the attached conveyance instrument type, WARRANT DEED IN TRUST signed and dated on

the 23<sup>rd</sup> day of JULY in the year 2018, and now being sought to be recorded

with the Cook County Recorder of Deeds.  
(NAME OF COUNTY ABOVE)

  
TRUSTEE SIGNATURE ABOVE

8.3.18  
DATE SIGNED

**SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".**

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## Exhibit A

### Legal Description

**PARCEL 1:**

UNIT NO. C IN NORTHWESTERN TERRA COTTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 4, INCLUSIVE AND THE NORTHWESTERLY 8 FEET OF LOT 5 IN BLOCK 6 IN FULLERTON SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 89522983 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE SOUTHWESTERLY 76.95 FEET OF THE SOUTHEASTERLY 17.00 FEET OF LOT 5 IN BLOCK 6 IN FULLERTON SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30< TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART LYING WEST OF SAID RAILROAD AND EAST OF CLYBOURN AVENUE, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office