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DEED IN TRUST (ILLINOIS)

THE GRANTOR(s)

Douglas K. Hamilton and
Paula Hamilton, husband and wife, of
1421 S. Prairie Avenue, 1-11,
City of Chicago,



Doc# 1829844851 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2018 12:44 PM PG: 1 OF 4

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Douglas K. Hamilton and Paula Hamilton, as co-Trustees under the terms and provisions of a certain Trust Agreement dated the 15th day of September, 2018 and designated as the Douglas K. Hamilton and Paula Hamilton Revocable Trust Agreement, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION ATTACHED

Permanent Index Number (PIN): 17-22-110-035-1011

Address(es) of Real Estate: 1421 S. Prairie Avenue, Chicago, Illinois 60605

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

REAL ESTATE TRANSFER TAX

25-Oct-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-22-110-035-1011

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon their removal from the County, the then acting Trustee of the **Douglas K. Hamilton and Paula Hamilton Revocable Trust Agreement** is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

DATED this 15th day of September, 2018

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Douglas K. Hamilton (SEAL) *Paula Hamilton* (SEAL)
 Douglas K. Hamilton Paula Hamilton

The transfer of title and conveyance herein is hereby accepted by Douglas K. Hamilton and Paula Hamilton, co-Trustees of the Douglas K. Hamilton and Paula Hamilton Revocable Trust Agreement dated July 7, 2018.

Douglas K. Hamilton Douglas K. Hamilton, Trustee
Paula Hamilton Paula Hamilton, Trustee

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, DO HEREBY CERTIFY that Douglas K. Hamilton and Paula Hamilton, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of September, 2018

Commission expires 20

Ralph Muentzer
 NOTARY PUBLIC

This instrument was prepared by: Colleen Muentzer, Attorney at Law, Muentzer & Muentzer, P.C. 13305 S. Ridgeland Ave., Unit C, Palos Heights, Illinois 60463

MAIL TO:
Mr. & Mrs. Douglas K. Hamilton
1421 S. Prairie Avenue, A-11
Chicago, Illinois 60605

SEND SUBSEQUENT TAX BILLS TO:
Mr. & Mrs. Douglas Kenney Hamilton, Jr.
1421 S. Prairie Avenue, A-11
Chicago, Illinois 60605

OR
Recorder's Office Box No. _____



REAL ESTATE TRANSFER TAX		25-Oct-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-110-035-1011 | 20181001615384 | 1-420-422-304

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

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4
PER PAR. 2 AND COOK COUNTY ORD. 95.164 PAR. 2
DATE 9-15-2018 SIGNATURE *Ralph Muentzer*

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LEGAL DESCRIPTION

Parcel 1: Unit A-11 together with its undivided percentage interest in the common elements in Prairie Place Condominium, as delineated and defined in the Declaration recorded as Document Number 96318235 and as amended from time to time, in the Northwest fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Non-exclusive easement for the benefit of Parcel 1 for ingress and egress as created and set out in the Grant of Easement recorded as Document Number 04080034.

Parcel 3: Non-exclusive easement for the benefit of Parcel 1 for ingress and egress as created and set out in the Grant of Easement recorded as Document Number 04080035.

Property of Cook County Clerk's Office

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: September 15, 2018

Signature: *Jack Hamer*
Grantor or Agent

Subscribed and sworn to before me by the said *George K Hamilton* this 15th day of September, 2018



Notary Public *Ralph Muentzer*

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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: September 15, 2018

Signature: *Jack Hamer*
Grantee or Agent

Subscribed and sworn to before me by the said *George K Hamilton* this 15th day of September, 2018



Notary Public *Ralph Muentzer*

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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)