

UNOFFICIAL COPY



Doc# 1833122008 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/27/2018 11:37 AM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

ENT-18-0398
DEED IN TRUST
WARRANTY DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, **RUSSELL J. WALKER**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS unto **FILIPPO CITRANO LIVING TRUST and GIOVANNA CITRANO LIVING TRUST**, as joint tenants, as Trustee under the provisions of a certain Trust Agreement dated March 24, 2005, the following described real estate situated in Cook County, IL, to wit:

See Attached Legal Description Exhibit A

Commonly known as 851 Blossom Lane Unit 3-108, Prospect Heights, IL 60040

Property Index Number: 03-24-202-054-1051

Together with the tenements and appurtenances belonging.

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

The terms and conditions appearing on Page 4 of this Instrument are made a part hereof.

CCRD REVIEW

UNOFFICIAL COPY

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal this 19th day of November, 2018.

Russell J. Walker

State of Illinois)

) SS

County of Cook)

I, Melissa Martinez Pascual a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Russell J. Walker, who is personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed, sealed and delivered the said instrument, as a voluntary act, for the uses and purposes therein set forth..

Witness my hand and Notarial Seal this 19th day of November, 2018.

Notary Public



This instrument was prepared by: After recording, it is to be returned to:

Rogers Real Estate Law Group
Lisa V. Rogers, Esq.
123 W. Madison Street
Chicago, IL 60602

REAL ESTATE TRANSFER TAX

27-Nov-2018



COUNTY:	46.00
ILLINOIS:	92.00
TOTAL:	138.00

UNOFFICIAL COPY

MAIL TO:

MICHAEL MANGES
7246 W. TOLUKE
CHICAGO, IL 60631

SEND TAX BILLS TO:

FILIPPO CITRANO
207 E. SCHOOL
PROSPECT HEIGHTS, IL 60070

TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 in present or in 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust 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 said Trustee, or any successor in trust, 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 authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

UNOFFICIAL COPY

EXHIBIT A

UNIT NUMBER 3-108 IN RIVER TRAILS CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26873891 AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

Commonly known as 851 Blossom Lane, Prospect Heights, IL 60040

Property Index Number: 03-24-202-054-1051

Property of Cook County Clerk's Office