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**WARRANTY
DEED IN TRUST**



Doc# 1834134043 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/07/2018 01:24 PM PG: 1 OF 4

THE GRANTORS BEATRICE YOUNG and DUANE E. BARNES, husband and wife, of 520 W. Huron Street, Unit 401, Chicago, Illinois 60654, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEY** and **WARRANT** to **BEATRICE YOUNG, Trustee of the BEATRICE YOUNG DECLARATION OF TRUST dated January 29, 1990 and DUANE E. BARNES, Trustee of the DUANE E. BARNES DECLARATION OF TRUST dated January 29, 1990**, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, any and all interest in the following described real estate situated in the City of Chicago, in the County of Cook, of the State of Illinois, not as joint tenants or as tenants in common, but as **TENANTS BY THE ENTIRETY**:

See Exhibit "A" for legal description.

Commonly known as 520 W. Huron Street, Units 401 & PUBS-16, Chicago, Illinois 60654

PIN: 17-09-118-015-1057
17-09-118-015-1177

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreements, and said Trust Agreement so states the same.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 releases 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. 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 they be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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 so 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

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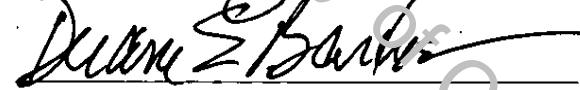
successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

2. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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. All 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.



3. 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 in 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 24 day of September, 2018.


BEATRICE YOUNG


DUANE E. BARNES

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

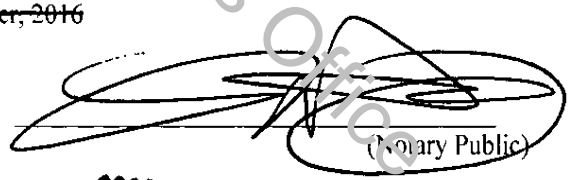
REAL ESTATE TRANSFER TAX		07-Dec-2018	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-09-118-015-1057		20181101646138 1-992-628-896	

REAL ESTATE TRANSFER TAX		07-Dec-2018	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
17-09-118-015-1057		20181101646138 0-706-157-216	

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BEATRICE YOUNG and DUANE E. BARNES, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each individual signed, sealed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of ~~December, 2016~~ ^{September, 2018}


(Notary Public)

COUNTY – ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of
Paragraph (e) Section 31-45, Real Estate Transfer Act
Date: _____

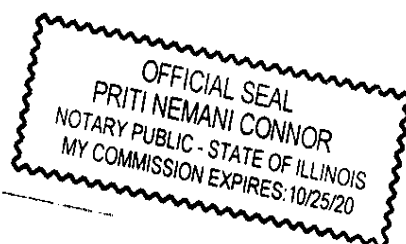
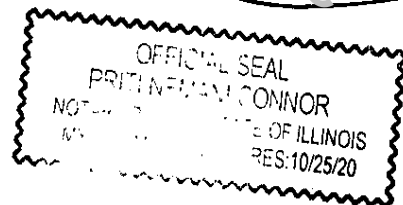
Signature

Deed Prepared By and after Recording Mail To:

Nemani Law
320 W. Ohio Suite 3W
Chicago, Illinois 60654

Grantee Address and send subsequent tax bills to:

Beatrice Young and Duane E. Barnes, Trustees
520 W. Huron, Unit 401
Chicago, Illinois 60654



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1 : UNIT 401 AND PARKING SPACE PUBS-16 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVER NORTH COMMONS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 09066756 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER NUMBER S-57, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 09066756.

Commonly Known As:
520 W. Huron Street, Units 401 & PUBS-16, Chicago, Illinois 60654

PIN: 17-09-118-015-1057

PIN: 17-09-118-015-1177

Property of Cook County Clerk's Office

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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: 10 | 23 | 2018

SIGNATURE: *Jan Patel, agent*
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: _____

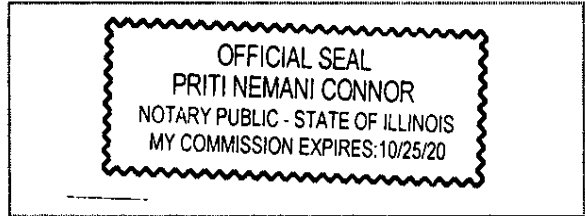
Priti Nemani Connor

By the said (Name of Grantor): *Jan Patel*

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 23 | 2018

NOTARY SIGNATURE: _____



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: 10 | 23 | 2018

SIGNATURE: *Jan Patel, agent*
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: _____

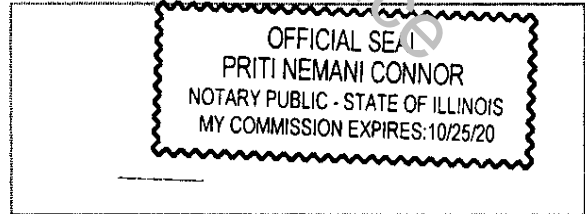
Priti Nemani Connor

By the said (Name of Grantee): *Jan Patel*

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 23 | 2018

NOTARY SIGNATURE: _____



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)**)