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DEED IN TRUST

Doc#: 1835349006 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/19/2018 09:14 AM Pg: 1 of 4

Dec ID 20181201661542
ST/CO Stamp 1-546-077-856
City Stamp 0-706-280-096

The GRANTOR, Carol Mosse, who is married to Mark Ned Mosse, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to Carol Ann Mosse, Trustee, of 4170 N. Marine Dr., #15K, Chicago, IL 60613

under the terms and provisions of the CAROL ANN MOSSE TRUST, dated the 4th day of December, 2018, as amended from time to time, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate: (please see attached Legal Description on Schedule A)

Permanent Index Number (PIN): 14-16-304-039-1142
Address of Real Estate: 4170 N. Marine Dr., #15K, Chicago, IL 60613

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, street, 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 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 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.
3. 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 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.

The Grantor hereby waives and releases any and all right title, interest, and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

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DATED this 4th day of December 2018

DATED this 4 day of December 2018

Carol Mosse

Carol Mosse

Mark Mosse

Mark Mosse, who is signing solely to waive homestead rights

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 Carol Mosse and Mark Ned Mosse, a married couple who reside in the City of Chicago, County of Cook, State of Illinois, 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 they signed, sealed and delivered the said instrument as their 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, this 4 day of December, 2018

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

TRUSTEE ACCEPTANCE

The Grantee, Carol Ann Mosse, personally known to me to be the TRUSTEE of the CAROL ANN MOSSE TRUST, dated December 4, 2018, as amended from time to time hereby acknowledges and accepts this conveyance into said trust.

Carol Ann Mosse

Carol Ann Mosse, as TRUSTEE of the CAROL ANN MOSSE TRUST, dated December 4, 2018, as amended from time to time.

State of Illinois, County of Cook SS.



I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that CAROL ANN MOSSE personally known to me to be the TRUSTEE of the CAROL ANN MOSSE TRUST, dated December 4, 2018, as amended from time to time, aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such TRUSTEE, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal, this 4 day of December, 2018

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

December 4, 2018
Dated

Jacob K Ehrensaft
Attorney for Grantor

Prepared by & Mail To: Jacob K. Ehrensaft
LAW OFFICES OF JACOB K EHRENSAFT LLC
241 Golf Mill Professional Building, STE 800
Niles, IL 60714

Send subsequent tax bills to:
Carol Ann Mosse
4170 N. Marine Dr., #15K,
Chicago, IL 60613-2337

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Schedule A

Legal Description: UNIT 15-K IN WATERFORD CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'DEVELOPMENT PARCEL'): LOTS 7, 8, 9 AND 10 IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETION THERETO IN SIMONS AND GORDON'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 10 AND 19 AND VACATED STREETS BETWEEN IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE WEST 100 FEET OF LOT 13 IN SIMON AND GORDON'S ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF LOT 10 AND LOT 19 AND VACATED STREET BETWEEN SAME IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 43051, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22414417; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-16-304-039-1142

Address of Real Estate: 4170 N. Marine Dr., #15K, Chicago, IL 60613

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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 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.

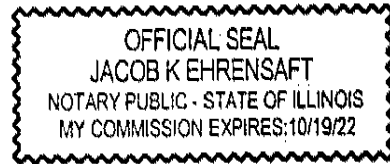
Dated: December 4, 2018

Signed: Carol Mosse
Grantor, **Carol Mosse**, individually

Subscribed and sworn to before me on

December 4, 2018

Jacob K Ehrensaft
Notary Public



The grantee or his or her agent affirms and verifies that 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 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: December 4, 2018

Signed: Carol Ann Mosse
Grantee, **Carol Ann Mosse**, as Trustee of the **CAROL ANN MOSSE TRUST**, dated **December 4, 2018**, as amended from time to time.

Subscribed and sworn to before me on

December 4, 2018

Jacob K Ehrensaft
Notary Public

