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Prepared by and return to:

Jay L. Dolgin, Esq.
Dolgin Law Group, LLC
30 N. LaSalle St., Suite 2610
Chicago, IL 60602

Property Address:

4350 N. Broadway; Unit 1001
Chicago, IL 60613

Property Index Number:

14-17-403-056-1095



Doc# 1835418037 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2018 01:42 PM PG: 1 OF 4

WARRANTY DEED IN TRUST

The **GRANTOR, ROBERT DEMOS**, an unmarried man and not a party to a civil union, of Chicago, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, **CONVEYS** and **WARRANTS** unto **ROBERT T. DEMOS**, whose address is 4350 N. Broadway, Unit 1001, Chicago IL 60613, not individually, but solely as **Trustee** under the **ROBERT T. DEMOS DECLARATION OF TRUST dated October 16, 2018**, and unto each and every successor trustee or trustees under said declaration, the following described real estate situated in Cook County, Illinois, to wit:

UNIT NO. 1001, P-60 AND P-61 IN BUENA POINTE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 4 IN BLOCK 2 IN BUENA PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 26, 2004 AS DOCUMENT NO. 0405732139, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4350 N. Broadway Street; Unit #1001, Chicago IL 60613

Property Index Number: 14-17-403-056-1095

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

REAL ESTATE TRANSFER TAX

20-Dec-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-403-056-1095 | 20181201663253 | 0-051-870-368

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

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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, subject to general real estate taxes, covenants, conditions, restrictions, easements and mortgages of record.

Full power and authority is hereby granted to said trustee as follows:

- a. To improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired;
- b. To contract to sell, to grant options to purchase, to sell on any terms, and to convey, either with or without consideration, said property, or any part thereof;
- c. 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;
- d. To donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof;
- e. 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 198 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;
- f. To partition or to exchange said property, or any part thereof, for other real or personal property,
- g. To grant easements or charges of any kind;
- h. To release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and
- i. 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.

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, as follows:



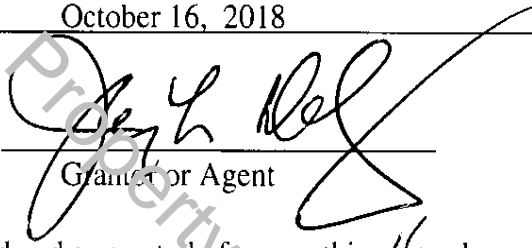
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STATEMENT BY GRANTOR AND GRANTEE

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 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: October 16, 2018

Signature: 
Grantor or Agent

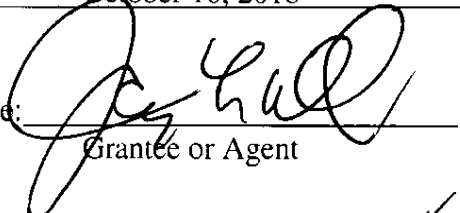
Subscribed and sworn to before me this 16 day of OCTOBER, 2018.


Notary Public

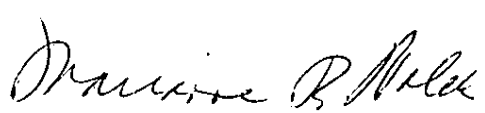


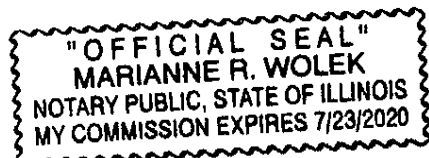
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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: October 16, 2018

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 16 day of OCTOBER, 2018.


Notary Public



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.

(attach 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 Act)