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DEED IN TRUST
(ILLINOIS)

THE GRANTOR, **Cheryl Fanelli**, a never married person, of the County of Cook, and State of Illinois for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** to **Cheryl J. Fanelli, as Trustee of the Cheryl J. Fanelli Trust dated December 11, 2018**, 5733



1900934018D

Doc# 1900934018 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2019 10:28 AM PG: 1 OF 4

Above space for Recorder's Office Only.

N. Sheridan Road, Unit 6C, Chicago, Illinois 60660, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT NUMBER 6C IN HORIZON HOUSE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF PART OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 19727898 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s). 14-05-407-015-1015

Address(es) of real estate: 5733 N. Sheridan Road, Unit 6C, Chicago, Illinois 60660

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, 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 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.

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the Successor Trustee appointed in the Trust is then appointed 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.

The Grantor hereby waives and releases any and all right 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.

DATED this 11th day of December, 2018.

Cheryl Fanelli (SEAL)
Cheryl Fanelli

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Cheryl J. Fanelli**, a never-married person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 11th day of December, 2018.

Commission expires 8/10 2021

[Signature]
NOTARY PUBLIC

Trustee Acceptance

The foregoing Transfer of title is hereby accepted by Cheryl J. Fanelli, as Trustee of the Cheryl J. Fanelli Trust dated December 11, 2018.

Cheryl J. Fanelli
Cheryl J. Fanelli, Trustee

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This instrument was prepared by and
Mail to:

Gregory G. Castaldi, Esq.
5521 N. Cumberland, Suite 1109
Chicago, Illinois 60656


Send subsequent tax bills to:

Cheryl J. Fanelli
5733 N. Sheridan Road, Unit 6C
Chicago, Illinois 60660

Property of Cook County Clerk's Office



EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

12-11-18 E. Castaldi
Date Representative

REAL ESTATE TRANSFER TAX		09-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-05-407-015-1015 | 20181201663213 | 0-889-534-112

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

REAL ESTATE TRANSFER TAX		09-Jan-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-05-407-015-1015 | 20181201663213 | 0-333-205-152

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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 12-11, 2018

Signature *Gregory G. Castaldi*

Subscribed and Sworn to before me by the said GRANTOR this 11th day of DECEMBER, 2018.



Notary Public *Gregory G. Castaldi*

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 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 12-11, 2018

Signature *Gregory G. Castaldi*

Subscribed and Sworn to before me by the said GRANTEE this 11th day of DECEMBER, 2018.



Notary Public *Gregory G. Castaldi*

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 a Class A misdemeanor for subsequent offenses.