

# UNOFFICIAL COPY

## DEED IN TRUST

### Mail Recorded Deed To:

Robert A. Motel, Esq.  
4433 W. Touhy Ave., Ste. 465  
Lincolnwood, IL 60712

### Send Subsequent Tax Bills To:

James O'Connor & Peter Bonavia  
6033 N. Sheridan Rd., #28H  
Chicago, Illinois 60660



Doc# 1900934034 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2019 11:43 AM PG: 1 OF 5

THE GRANTOR, JAMES M. O'CONNOR and PETER J. BONAVIA, married to each other, of Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS unto JAMES M. O'CONNOR and PETER J. BONAVIA, as Trustees under the provisions of a trust agreement dated the 2nd day of January, 2019, and known as THE JAMES M. O'CONNOR and PETER J. BONAVIA REVOCABLE FAMILY TRUST AGREEMENT, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

\*\*\*LEGAL DESCRIPTION ATTACHED\*\*\*

Permanent Real Estate Index Number (PIN): 11-30-312-026-1004.


Address of Real Estate: 2040 W. Fargo, Chicago, Illinois 60645.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E

Date: January 2, 2019 Sign: Peter J. Bonavia



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often 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 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; to donate; to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; 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 99 years, and to renew to 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

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

11-30-312-026-1004 | 20190101674045 | 0-680-103-584

\* 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

11-30-312-026-1004 | 20190101674045 | 1-835-873-952

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or future rentals; to partition or to exchange said property, or any part thereof, for 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 premises or any part thereof; and 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 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; and 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, (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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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.

The interest of each and every beneficiary hereunder and all of persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.


If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

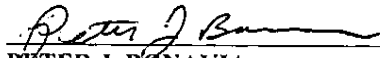
And the said grantor hereby expressly waives and releases any all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

11-20-2020  
11-20-2020  
11-20-2020  
11-20-2020

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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 2nd day of January, 2019.

  
\_\_\_\_\_  
JAMES M. O'CONNOR

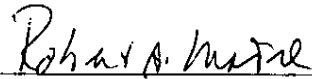
  
\_\_\_\_\_  
PETER J. BONAVIA  
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

JAMES M. O'CONNOR and PETER J. BONAVIA, are 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.

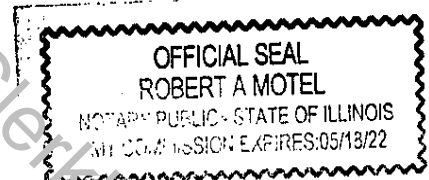
Given under my hand and official seal, this 2nd day of January, 2019.

Commission expires May 18, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Robert A. Motel, 4432 W. Touhy Avenue, Suite 465, Lincolnwood, IL 60712

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

UNIT NUMBER 2040-2 IN 038 WEST FARGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOTS 9 AND 10 (EXCEPT THE WEST 32 FEET OF LOT 9) IN CLOVERS HOME AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 08015403, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 1 | 2 | 2019

SIGNATURE: *Peter J. Bontvia*  
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:

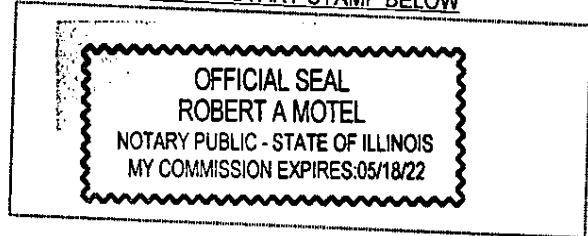
ROBERT A. MOTEL

By the said (Name of Grantor): PETER J. BONTVIA

On this date of: 1 | 2 | 2019

NOTARY SIGNATURE: *Robert A. Motel*

AFFIX NOTARY STAMP BELOW



### 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 title to real estate under the laws of the State of Illinois.

DATED: 1 | 2 | 2019

SIGNATURE: *James M. O'Connell*  
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:

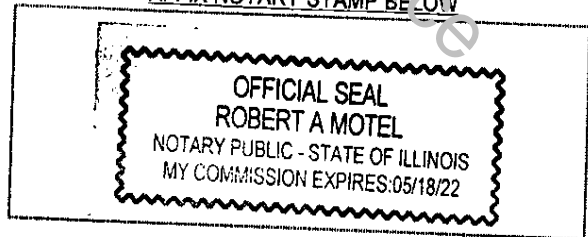
ROBERT A. MOTEL

By the said (Name of Grantee): JAMES M. O'CONNELL

On this date of: 1 | 2 | 2019

NOTARY SIGNATURE: *Robert A. Motel*

AFFIX NOTARY STAMP BELOW



### 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**