UNOFFICIAL COPY

GIT

UN DEED IN TRUST

The Grantor, John E. Baessler, a divorced man who has not since remarried, of County of Cook, State of Illinois, for and in consideration of ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Change Title Land Trust under Trust Agreement No. 8002379639 dated November 26, 2018, the Grantee, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#. 1901006181 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 01/10/2019 01:12 PM Pg: 1 of 3

Dec ID 20190101673335

ST/CO Stamp 0-966-735-520 ST Tax \$2,550.00 CO Tax \$1,275.00

City Stamp 1-098-305-184 City Tax: \$26,775.00

chove space reserved for recorders use only)

PARCEL 1: UNIT 9A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 30 W OAK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS L'OCUMENT NO. 0629110006, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NOS. P-10 AND P-11, AND STORAGE SPACE NOS. S-04, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0629110005 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY CKA: 30 W OAK STREET, UNIT 9A, CHICAGO, ILLINOIS 60610

PIN: 17-04-424-055-1016

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 as 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

1901006181 Page: 2 of 3

UNOFFICIAL COPY

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 future, 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; to partition or to exchange said property, or any part thereof, for other 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 consideration 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; 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 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 any every beneficiary hereunder and all persons claiming ur for 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, 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.

1901006181 Page: 3 of 3

UNOFFICIAL COPY

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

IN WITNESS WHEREOF, the Grantor aforesaid have hereunto set their hands and seals this ______day of January, 2019.

GRANTOR:

011/1-

John E. Baessler

REAL ESTATE TRANSFER TAX

17-04-424-055-1016

(**3**C)

COUNTY: ILLINOIS: TOTAL:

1,275.00 2,550.00 3,825.00

10-Jan-2019

20190101673335 | 0-966-735-520

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF Look

 CHICAGO:
 19,125.00

 CTA:
 7,650.00

 TOTAL:
 26,775.00

17-04-424-055-1016 | 20190101673335 | 1-098-305-184

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John E. Baessler, personally known to me appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the voluntary act for the purposes set forth herein.

Given under my hand and notarial seal/this 20 day of January, 2019.

Notary Public

My commission expires on

, 202

OFFICIAL SEAL PATRICIA L. STEVENS

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Sep 7, 2020

This document prepared by:

J. Ryan Potts Brotschul Potts LLC 30 N. LaSalle Street, Suite 1402 Chicago, Illinois 60602 After recording return to & mail future tax bills to:

Dean Lurie

1 E. Wacker Pr. # 2610

Chicago IL Cosol

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