

UNOFFICIAL COPY



Prepared by:

Robert G. Guzaldo, Esq.
Guzaldo Law Offices
6650 N. Northwest Hwy. Ste. 300
Chicago, Illinois 60631

Doc# 1901712127 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2019 03:08 PM PG: 1 OF 4

After recording, return to:

Ms. Eveann M. Lovero
823 Marvin Parkway
Park Ridge, Illinois 60068

Send subsequent tax bills to:

Ms. Eveann M. Lovero
823 Marvin Parkway
Park Ridge, Illinois 60068

1/1 180253002047

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, *Eveann M. Lovero*, of 823 Marvin Parkway, Park Ridge, Illinois, *as to a 50 percent interest*, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEYS and QUIT CLAIMS to *Eveann M. Lovero, as trustee of the Eveann M. Lovero Trust dated December 3, 2018, as to a 50 percent interest*, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 15C, IN 1400 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2, 3, 4, 5, AND 6 IN POTTER PALMER'S RESUBDIVISION OF LOTS 1 TO 22 INCLUSIVE, IN BLOCK 4 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO THE NORTH HALF OF SECTION 3, TOWNSHIP 39 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 JANUARY 19, 2006, AS DOCUMENT #0601932118, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1400 North Lake Shore Drive, Unit 15C,
Chicago, Illinois 60610

Attorney's Title Guaranty Fund, Inc.

150 S. Wacker Dr. Ste. 2400

Chicago, IL 60606-4650

Recording Department

Permanent Real Estate Index Number: 17-03-103-032-1052

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(e) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW)

DATED: December 3, 2018

Eveann M. Lovero

SELLER/TRANSFEROR/REPRESENTATIVE



Handwritten signatures and initials, including a large 'Y' and '4/68'.


UNOFFICIAL COPY

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.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

REAL ESTATE TRANSFER TAX		14-Jan-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-103-032-1052 20181201654054 0-165-113-504		

REAL ESTATE TRANSFER TAX		14-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-03-103-032-1052 20181201654054 0-058-617-504		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

And the said grantor(s) hereby expressly waive(s) and release(s) 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 or grantors aforesaid has(ve) hereunto set his/her/their hand(s) and seal(s) this 3rd day of December, 2018

Eveann M. Lovero
EVEANN M. LOVERO

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Eveann M. Lovero*, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of December, 2018.

[Signature]
NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 3, 2018

Signature: Eveann M. Lovero
Eveann M. Lovero, as to a 50 percent interest

Subscribed and sworn to before me
this 3rd day of December, 2018.

[Signature]
Notary Public



The grantee or the grantee's 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 3, 2018

Signature: Eveann M. Lovero
Eveann M. Lovero, as trustee aforesaid

Subscribed and sworn to before me
this 3rd day of December, 2018.

[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)