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QUIT CLAIM DEED IN TRUST

STATUTORY (ILLINOIS)
(INDIVIDUAL TO TRUST)
GRANTOR(S), Walter
B. Farnham of 1840
Grand Avenue, Town
of Norwood, County
of San Miguel,
State of Colorado,
for and in
consideration of
Ten Dollars
(\$10.00) and other
good and valuable

Doc# 1902218040 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2019 02:25 PM PG: 1 OF 5

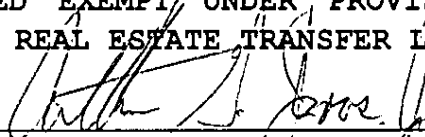
consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to
GRANTEE(S) Walter B. Farnham of 1840 Grand Avenue, Norwood,
Colorado, as Trustee of the Walter B. Farnham Declaration of Trust
dated September 25, 2012 all interest in the following described
Real Estate situated in the County of Cook of the City of Chicago,
Illinois as Trustee of the Walter B. Farnham Declaration of Trust
dated September 25, 2012, all his right, title and interest in the
following described Real Estate situated in the County of Cook, in
the State of Illinois, to wit:

See Attached Legal Description

Permanent Tax No: 14-32-227-051-1005

Commonly Known as: 858 W. Armitage, Unit 3-F, Chicago, IL

**THIS DEED EXEMPT UNDER PROVISION OF SECTION 31-45(e) OF THE
ILLINOIS REAL ESTATE TRANSFER LAW.**



12/4/2018 (Date)

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, street, 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 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

Rv

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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.

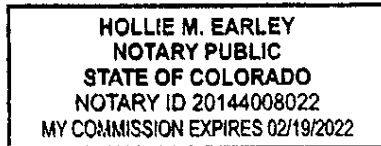
This Deed dated this ____ day of 10/31, 2018.

Walter B. Farnham

State of Colorado)
County of San Miguel) ss


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Walter B. Farnham personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 31 day of October, 2018.



Hollie M. Earley
Notary Public

MAIL TO & PREPARED BY: Arthur G. Jaros, Jr., 1200 Harger Road, Ste 830, Oak Brook, IL 60523
Send subsequent tax bills to: Walter B. Farnham, PO Box 494, Norwood, CO 81423-0494

| REAL ESTATE TRANSFER TAX | | 22-Jan-2019 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | | 22-Jan-2019 |
|--|-----------|-------------|
|   | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

14-32-227-051-1005 | 20190101675675 | 1-937-580-448

14-32-227-051-1005 | 20190101675675 | 2-081-235-360

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

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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 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 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; 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 of all 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

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LEGAL DESCRIPTION

Unit 3-F in Armitage Fremont Condominium, as delineated on a survey of the following described real estate.

Lot 29 in Block 7 in Cushman's Subdivision of Block 4 in Sheffield's addition to Chicago in the East ½ of the Northeast ¼ of Section 32, Township 40 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 97473803, together with its undivided percentage interest in the common elements in Cook County, Illinois.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

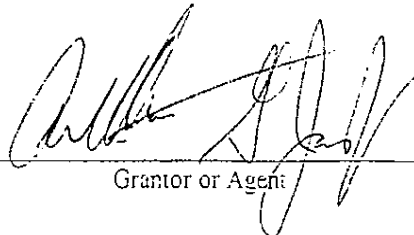
Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

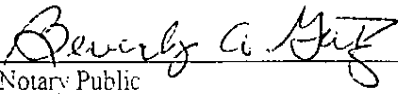
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Date: 12/4/2018

Signature: 
Grantor or Agent


SUBSCRIBED and SWORN to before me on 12/4/18



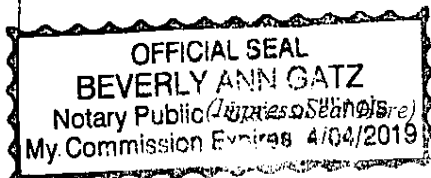

Notary Public

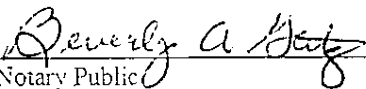
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 12/4/2018

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me on 12/4/18




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 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.]