

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

THE GRANTORS, H. Peter Steffen and Lauren Marglous n/k/a Lauren H. Steffen, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, CONVEYS AND QUIT CLAIMS to H. Peter Steffen, not individually, but as trustee of the H. PETER STEFFEN TRUST DATED DECEMBER 26, 2018, and to Lauren H. Steffen, not individually, but as trustee of the LAUREN H. STEFFEN TRUST DATED FEBRUARY 25, 2011, both whose address is 2623 N. Greenview Avenue, Chicago, IL 60614 (the "Grantees") (hereinafter referred to as "said trustees" regardless of the number of trustees), as TENANTS BY THE ENTIRETY and unto all and every successor or successors in trust under successors in trust under said trust agreements, of the Grantors' 100% interest in the following described real estate in the County of Cook, State of Illinois, to wit:

See Legal Description as Exhibit A attached hereto and made a part hereof

Property Tax Number: 14-29-302-184-0000

Commonly known as: 2623 N. Greenview Avenue, Chicago, IL 60614

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 agreements and set forth herein. **Each trust has as its respective grantor, a wife and husband, and said wife and husband are the primary beneficiaries of said trusts, and the interests of the wife and husband in the property are to be held as tenancy by the entirety.**

Full power and authority are hereby granted to said trustees 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



1902316041D

Doc# 1902316041 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

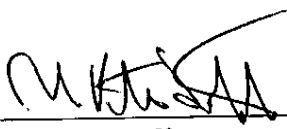
DATE: 01/23/2019 02:57 PM PG: 1 OF 5

UNOFFICIAL COPY

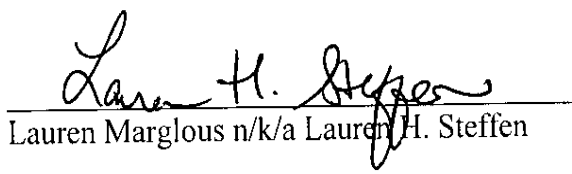
contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees; 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, 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 thereof, 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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.


IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 26th day of December, 2018.





H. Peter Steffen



Lauren Marglous n/k/a Lauren H. Steffen

REAL ESTATE TRANSFER TAX		23-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-29-302-184-0000 20190101684799 1-064-788-384		

REAL ESTATE TRANSFER TAX		23-Jan-2019
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-29-302-184-0000 20190101684799 1-725-170-080		

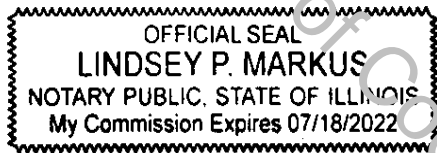
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that H. Peter Steffen and Lauren Marglous n/k/a Lauren H. Steffen, husband and wife, 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, if any.

Given under my hand and official seal, this 26th day of December, 2018.



Lindsey P. Markus

Notary Public
My commission expires: July 18, 2022.

This instrument was prepared by and after recording mail to:

Lindsey P. Markus
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Ste. 2600
Chicago, IL 60606

Send subsequent tax bills to:

H. Peter Steffen Trust and
Lauren H. Steffen Trust
2623 N. Greenview Avenue
Chicago, IL 60614

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: December 26, 2018.

H. Peter Steffen

H. Peter Steffen

Acceptance by Trustees of Grantee:

H. Peter Steffen

H. Peter Steffen, Trustee

Lauren H. Steffen

Lauren H. Steffen, Trustee

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 18 IN EMBASSY CLUB RESUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


EASEMENTS APPURTENANT TO AND FOR BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 11, 1988 AS DOCUMENT 88465484 AND AS CREATED IN THE DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1987 AND KNOWN AS TRUST NUMBER 112654 TO L.L. JURADO AND FELICIDAD S. JURADO RECORDED JANUARY 3, 1991 AS DOCUMENT 91002518 AND RE-RECORDED AS DOCUMENT 91029913.

UNOFFICIAL COPY

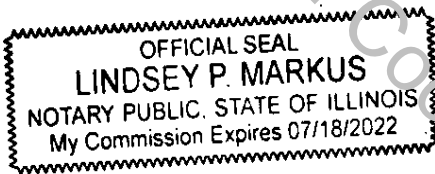
STATEMENT BY GRANTOR AND GRANTEE

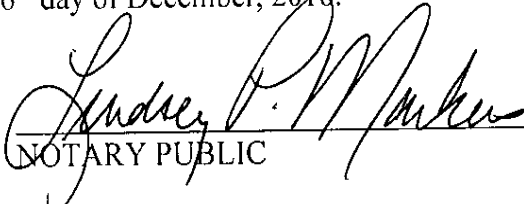
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust or is either is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or their 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: December 26, 2018.

x 
H. Peter Steffen

SUBSCRIBED and SWORN to before me this 26th day of December, 2018.




NOTARY PUBLIC

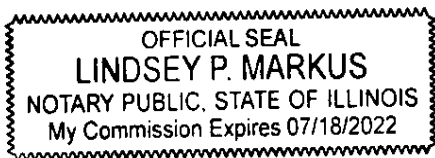
My commission expires: July 18, 2022.

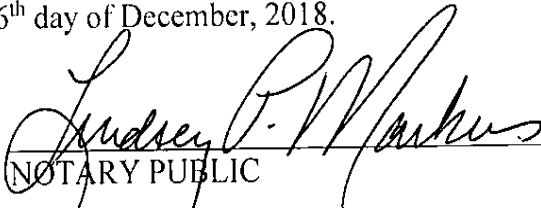
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or their 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: December 26, 2018.

x 
H. Peter Steffen, Trustee

SUBSCRIBED and SWORN to before me this 26th day of December, 2018.




NOTARY PUBLIC

My commission expires: July 18, 2022.

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 5 of the Illinois Real Estate Transfer Act.]