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DEED IN TRUST

Mail To: William and Leilani Winstrom
3001 Vista Heights Drive
Leander, Texas 78641

Mail Tax Bills to: William and Leilani Winstrom
3001 Vista Heights Drive
Leander, Texas 78641

This Instrument was Prepared By:
Nick Linas, Attorney at Law
5410 N. Harlem, #201
Chicago, IL 60656



Doc# 1903219352 Fee \$72.00

THSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 12:11 PM PG: 1 OF 5

This INDENTURE, made this 3RD day January 2019 by **WILLIAM WINSTROM** and **LEILANI WINSTROM**, a married couple, of Leander, Texas, as GRANTORS, in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **WILLIAM LEON WINSTROM** or **LEILANI LUTELA WINSTROM**, Trustees of the **BLW MANAGEMENT TRUST** under trust agreement dated April 6, 2018, and any later amendments, and to any and all successors as Trustees appointed under said trust Agreement, or who may be legally appointed; the following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEROF.

PIN(S): 17-04-435-003-0000; 17-04-435-004-0000; 17-04-435-022-0000; 17-04-435-023-0000; 17-04-435-024-0000; 17-04-435-025-0000

Common Address: 2 West Delaware Place, Units 2505/2506/GU-142/GU-143-143/S-156,S-157, Chicago, Illinois 60610

TO HAVE and TO HOLD said real estate and appurtenances thereto and upon the trusts set forth in said trust Agreement and for the following uses:

- The Trustee (or Trustees as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contracts to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee(s). (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of

Handwritten notations: SCN, INT, and other markings.

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the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee(s) with regard to the trust property, whether by contract, sale, mortgage lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee(s), and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee(s), and is binding upon the beneficiary or beneficiaries under said Trust Agreement, and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers, and duties of the Preceding Trustee(s).



3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability (or refusal of the trustees) herein named, to act, or upon his/her/their removal from the County, **WILLIAM LEON WINSTROM** and **LEILANI LUELLA WINSTROM**, as Trustees shall be appointed as Successor Trustees herein with like powers and authority as vested in the Trustees named herein.


All of the covenants, conditions, powers, rights, duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives, and assigns.



The Grantors hereby waive and release any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 3RD day of January 2019.


WILLIAM LEON WINSTROM

LEILANI LUELLA WINSTROM

State of Illinois)
) SS

REAL ESTATE TRANSFER TAX		30-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-04-435-024-0000 20190101689269 0-198-488-480		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Feb-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-04-435-024-0000 20190101689269 0-383-614-624		

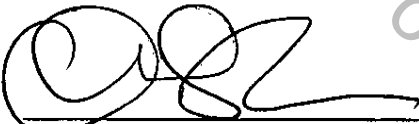
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County of Cook

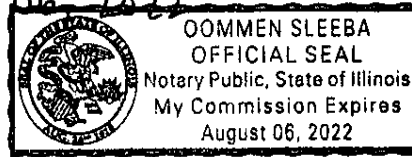
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM LEON WINSTROM** and **LEILANI LUELLA WINSTROM**, both personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/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 3RD day of January 2019.

My Commission expires: // AUGUST 06, 2022



NOTARY PUBLIC



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNITS 2505, 2506, GU-142 AND GU-143 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PORTION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT 0825418053 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED UPON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1014716029AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. [THE DESCRIBED PARCEL 1 IS ALSO KNOWN AS LOT 1 IN THE WALTON ON THE PARK SOUTH SUBDIVISION.]

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S-156 AND S-157, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 1014716029.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED MAY 27, 2010, AS DOCUMENT NUMBER 1014716029 FOR THE BENEFIT OF SAID LAND, AND GRANTOR HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, HEIRS OR ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND SET FORTH 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.

COMMONLY KNOWN AS: 2 West Delaware Place, Unit 2505/2506/GU-142/GU-143/S-156-157 Chicago, Illinois 60610 .

PIN: 17-04-435-003-0000; 17-04-435-004-0000; 17-04-435-022-0000; 17-04-435-023.0000;
17-04435-024-0000;17.04-435-025-0000 (affects underlying land and other property)

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(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

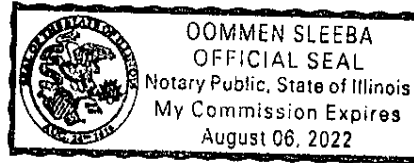
Date: 1/3/2019

Signature: William Winstrom William Winstrom (Grantor)

Signature: Leilani L. Winstrom Leilani Winstrom (Grantor)

Subscribed and sworn to before

Me by the said JANUARY 3RD day of 2019



Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

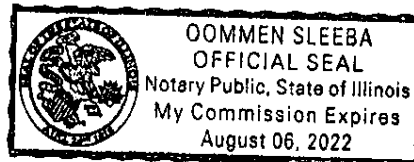
Date: 1/3/2019

Signature: William Winstrom Trustee (Grantee)

Signature: Leilani L. Winstrom Trustee (Grantee)

Subscribed and sworn to before

Me by the said JANUARY 3RD this 3RD day of 2019



Notary Public [Signature]

Note: Any person who knowingly submits 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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)