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DEED IN TRUST

WHEN RECORDED MAIL TO:
FMS Law Group LLC
200 W. Monroe Street, Suite 750
Chicago, Illinois 60606

SEND TAX BILLS TO:
Mr. and Mrs. Marc J. Davis
1956 S. Prairie Avenue
Chicago, Illinois 60616



Doc# 1908545073 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/26/2019 03:15 PM PG: 1 OF 4

(Above Space for Recorder's Use Only)

The GRANTORS, Marc J. Davis and Julie G. Davis, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the **GRANTEES**:

Marc J. Davis and Julie G. Davis, not individually, but solely as Co-Trustees (and all successor or successors in trust) under the provisions of a declaration of trust dated January 25, 2019, and known as **The Davis Family Trust dated January 25, 2019**, of which Marc J. Davis and Julie G. Davis are the primary beneficiaries, said beneficial interest to be held as Tenants by the Entirety, of **1956 S. Prairie Avenue, Chicago, Illinois 60616** all of their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit -A- attached hereto**

REAL ESTATE TRANSFER TAX		26-Mar-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-308-069-0000 | 20190301631575 | 1-514-630-560

Exempt under Provision of Paragraph E Section 4, Real Estate Transfer Tax Act.

Date: 25 JAN 2019

Sign: [Signature]

Property Index Number: 17-22-308-069-0000

Address of Real Estate: 1956 S. Prairie Avenue, Chicago, Illinois 60616

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 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

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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 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 applications 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 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.

And the said grantor hereby expressly waives and releases 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 Grantors aforesaid have hereunto set their hands and seals this 25th day of January, 2019.



Marc J. Davis
Marc J. Davis
Julie G. Davis
Julie G. Davis

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Marc J. Davis** and **Julie G. Davis**, personally known to me to be the same persons whose name 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of January, 2019.

Commission expires: 12/12/2022

Mark R. Singler
NOTARY PUBLIC

This instrument was prepared by: FMS Law Group LLC
200 W. Monroe Street, Suite 750, Chicago, Illinois 60606

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Exhibit -A

Address of Real Estate: 1956 S. Prairie Avenue, Chicago, Illinois 60616

Property Index Number: 17-22-308-069-0000

PARCEL 1:

THE EAST 32.66 FEET OF THE SOUTH 54.62 FEET (EXCEPT THE WEST 7.04 FEET OF THE EAST 32.66 FEET OF THE SOUTH 1.95 FEET THEREOF) OF LOT 4 IN BLOCK 13 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE EAST 25.62 FEET OF LOT 1 IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COMMONWEALTH ON PRAIRIE AVENUE TOWNHOMES RECORDED DECEMBER 18, 2000 AS DOCUMENT 00992709.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COMMONWEALTH ON PRAIRIE AVENUE CONDOMINIUM AND THE CONDOMINIUM ON PRAIRIE AVENUE TOWNHOMES DATED DECEMBER 7, 2000 AND RECORDED DECEMBER 18, 2000 AS DOCUMENT NUMBER 00992710.

REAL ESTATE TRANSFER TAX

26-Mar-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-22-308-069-0000 | 20190301631575 | 0-615-544-224

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

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STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their agent affirm that, to the best of their knowledge, the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 title to real estate under the laws of the State of Illinois.

Dated January 25, 2019

MJD
Marc J. Davis

Dated January 25, 2019

Julie G Davis
Julie G. Davis

Subscribed and sworn to before me
this 25th day of January, 2019.

Mark R. Singler
Notary Public



The Grantees or their agent affirm and verify that the names of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 January 25, 2019

MJD
Marc J. Davis, not individually, but solely as Co-Trustee of The
Davis Family Trust Dated January 25, 2019

Dated January 25, 2019

Julie G Davis
Julie G. Davis, not individually, but solely as Co-Trustee of The
Davis Family Trust Dated January 25, 2019

Subscribed and sworn to before me
this 25th day of January, 2019.

Mark R. Singler
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 any subsequent offenses (Attach 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.)