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DEED IN TRUST

Doc# 1909206036 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2019 12:05 PM PG: 1 OF 5

THIS INDENTURE, made this 13 day of February, 2019, is among **MARK KALCHBRENNER** and **NANCY KALCHBRENNER**, husband and wife, (hereafter referred to as "Grantors"), and

NANCY W. KALCHBRENNER, not individually or personally, but solely as Trustee of the **KALCHBRENNER TRUST NO. 1** dated March 2, 1990 ("Grantee").

This transfer is to the Trustee, as specified above, and unto all and every Successor or Successors in Trust under said Trust Agreement.

The Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), grants, sells, and conveys unto said Grantee, the following described real estate, situated in the County of Cook, in the State of Illinois (the "Real Estate"):

Unit 2208 in the Erie Centre Condominium, as delineated on a survey of the following described tract of land: Portions of certain Lots in Block 1 of Assessor's Division of part (South of Erie Street and East of Chicago River) of the East ½ of the Northwest ¼ of Section 09, Township 39 North, Range 14, East of the Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 97719736; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

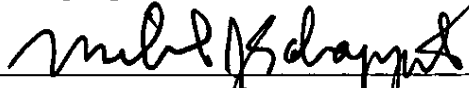
Property Codes: 17-09-127-039-1517 Vol. 0500

Property Address: 435 West Erie Street, Unit 2208, Chicago, IL 60654

SUBJECT TO: General real estate taxes for 2018 and subsequent years, and any recorded leases, easements, covenants, conditions, and restrictions.

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**Exempt from Illinois transfer tax under 35 ILCS 200/31-45,
Paragraph (e), of the Illinois Real Estate Transfer Tax Law.**



Buyer, Seller, or Representative

2-19-19

Date

TO HAVE AND HOLD the Real Estate upon the trust, and for the uses and purposes set forth herein and in the trust agreement.

Full power and authority is hereby granted to the trustee regarding the Real Estate or any part thereof: to improve, manage, protect, subdivide, and resubdivide; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options in purchase; to execute contracts to sell on any terms; to convey either with or without consideration; to convey to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to mortgage, pledge, or otherwise encumber; to partition; to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute leases; to commence in praesenti or futuro, options to lease, options to renew leases, and options to purchase the whole or any part of the lease; to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the Real Estate or any part thereof; and to deal with the 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 Real Estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Grantees, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Grantees, be obliged or privileged to see to the application of any purchase money, rent, money borrowed or advanced on the Real Estate, or be obliged or privileged to see that the terms of the **Kalchbrenner Trust No. 1** have been complied with, or be obliged or privileged to inquire into the necessity or expediency of any act of said Grantees, or into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Grantees in relation to the 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 same time of the delivery thereof the trust created by this indenture and by said trust agreement was in full

Deed in Trust

(Mark Kalchbrenner and Nancy Kalchbrenner / Nancy W. Kalchbrenner, as Trustee)

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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 Grantees are duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) that if the conveyance is made to a successor or successors in trust such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessors.


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 disposition of the 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 the Real Estate as such but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

The Grantors hereby expressly waive and release 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.

Grantors have caused their names to be signed the day and year first written above.


REAL ESTATE TRANSFER TAX		02-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-09-127-039-1517 20190401636857 0-285-212-064		



MARK KALCHBRENNER


NANCY KALCHBRENNER

Grantee hereby expressly acknowledges receipt and acceptance of any and all rights or benefits of the above property under the provisions of said Trust Agreement and has caused her name to be signed the day and year first written above.

REAL ESTATE TRANSFER TAX		02-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-09-127-039-1517 20190401636857 0-948-962-208		



NANCY W. KALCHBRENNER,
 Trustee

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

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State of Illinois)
County of Lake)

SS.



I, the undersigned, a Notary Public in and for said County and State, certify that **MARK KALCHBRENNER** and **NANCY KALCHBRENNER**, 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19 day of February, 2019.



Notary Public

Return this document to:

**Attorney Michael J. Schappert
HolmstromKennedyPC
800 N. Church Street
Rockford, IL 61103**

Future taxes to:

**Nancy W. Kalchbrenner, Trustee
435 West Erie Street, Unit 2208
Chicago, IL 60654**

This instrument was prepared by Attorney Michael J. Schappert, **HolmstromKennedyPC**, 800 North Church Street, Rockford, IL 61103

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 03 | 28 | 2019

SIGNATURE: [Signature]

GRANTOR or AGENT
AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Maureen Trommels

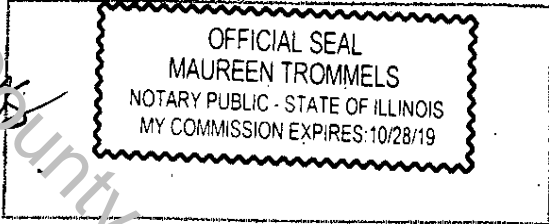
AGENT

By the said (Name of Grantor): Michael J. Schappert

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 28 | 2019

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 title to real estate under the laws of the State of Illinois.

DATED: 03 | 28 | 2019

SIGNATURE: [Signature]

GRANTEE or AGENT
AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Maureen Trommels

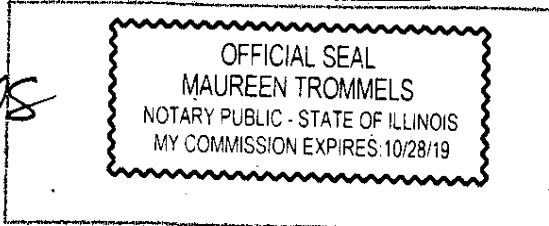
AGENT

By the said (Name of Grantee): Michael J. Schappert

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 28 | 2019

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)