

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS WARRANTY DEED, made this 29th day of June, 2018, by and between, Joshua Yelsey and Nicole Yelsey, husband and wife, of the County of Cook and State of Illinois ("Grantors"), and Joshua K. Yelsey and Nicole Yoder Yelsey, not individually, but as Co-Trustees of the YELSEY FAMILY JOINT TRUST DATED JUNE 29, 2018 ("Grantee"), and unto all and every successor or successors in trust under said Declaration:

Grantee's address: 2021 W. Iowa Street, Unit 2, Chicago, IL 60622

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby CONVEY and WARRANT unto Grantee, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenance to the same belonging, situated in the County of Cook in the State of Illinois, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Subject to: General real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 17-06-327-065-1002

Address of Property: : 2021 W. Iowa Street, Unit 2, Chicago, IL 60622

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration set forth.

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases.
- (e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.
- (f) Generally, to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property



19102160300

Doc# 19102160300 Fee \$46.00

STAMP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/12/2019 12:11 PM PG: 1 OF 5

70

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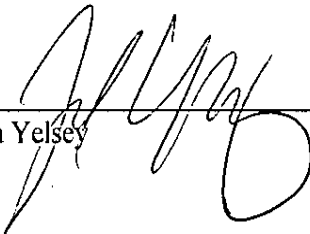
that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by said Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to execute every such instrument.

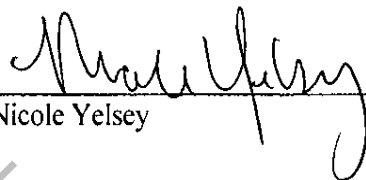
The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee the entire legal and equitable title in fee interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds there as aforesaid.

The said Grantors hereby expressly waive and release any and all right and 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 have hereunto set their hands and seals this 29th day of June, 2018.




Joshua Yelsey



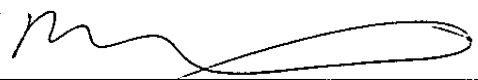
Nicole Yelsey

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Michael Kite, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua Yelsey and Nicole Yelsey, 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.~~ 

GIVEN under my hand and official seal, this 29th day of June, 2018.

Commission expires August 13, 2020

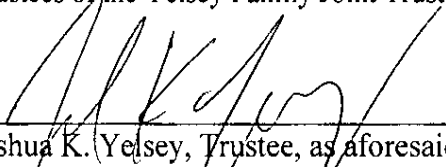


Notary Public

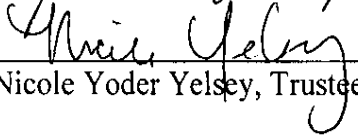


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The transfer of title and conveyance herein is hereby accepted by Joshua K. Yelsey and Nicole Yoder Yelsey, as Co-Trustees of the Yelsey Family Joint Trust dated June 29, 2018.



Joshua K. Yelsey, Trustee, as aforesaid



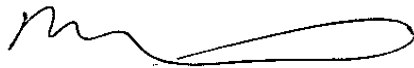
Nicole Yoder Yelsey, Trustee, as aforesaid

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, Michael W. Kite, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua K. Yelsey and Nicole Yoder Yelsey, 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.

GIVEN under my hand and official seal, this 29th day of June, 2018.

Commission expires August 13, 2020



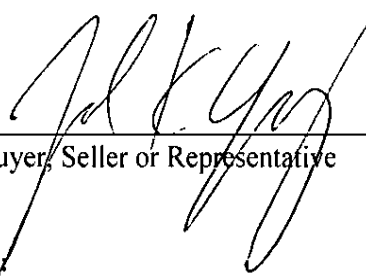
Notary Public



Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code

6/29/18

Date



Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY:
Michael W. Kite
1900 S. Highland Ave., Suite 100
Lombard, Illinois, 60148

WHEN RECORDED RETURN TO:
Michael W. Kite
Faermark & Williams, LLC
1900 S. Highland Ave., Suite 100
Lombard, Illinois, 60148

SEND TAX BILL TO:
Joshua K. Yelsey and Nicole Yoder Yelsey, Trustees
2021 W. Iowa Street, Unit 2
Chicago, IL 60622

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EXHIBIT "A"

PARCEL 1:

UNIT NO. 2 IN THE 2021 W. IOWA CONDOMINIUM AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 IN SUBDIVISION OF NORTH PORTION OF BLOCK 16 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 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 NUMBER 1615519025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY AND EXHIBIT "B" ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1615519025, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: ~~17-06-327-027-000~~ 17-06-327-065-1002

Address of Property: 2021 W. Iowa Street, Unit 2, Chicago, IL 60622

REAL ESTATE TRANSFER TAX		11-Apr-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-06-327-065-1002 20190401643431 0-036-262-816		


REAL ESTATE TRANSFER TAX		11-Apr-2019
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
17-06-327-065-1002 20190401643431 0-441-881-504		
* Total does not include any applicable penalty or interest due.		

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STATEMENT BY GRANTOR

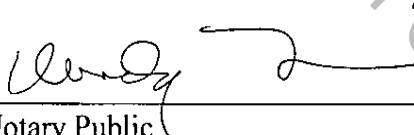
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: April 10, 2019

Signature: 

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 10th day of April, 2019.



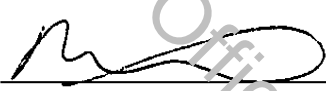
Notary Public



STATEMENT OF GRANTEE

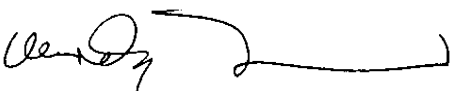
The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 10, 2019

Signature: 

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 10th day of April, 2019.



Notary Public

