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Prepared by and Return To:
Cotter Bowen Law Firm, LLC
4544 W. 103rd St., Suite 102
Oak Lawn, Illinois 60453

Send Subsequent Tax Bill To:
Mark A. Graves and Natalie D. Graves
714 W. Melrose St., #1E
Chicago, IL 60657

DEED IN TRUST (ILLINOIS)

THE GRANTORS, **Mark A. Graves and Natalie D. Graves**, husband and wife, of 714 W. Melrose St., #1E, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, do hereby CONVEY and QUIT CLAIM/WARRANT to **Mark A. Graves and Natalie D. Graves**, as Co-Trustees of THE GRAVES LIVING TRUST dated March 8, 2019, of 714 W. Melrose St., #1E, Chicago, Illinois (hereinafter referred to as "said trustees" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: NUMBER 1-E IN THE MELROSE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 1/2 OF LOT 33, AND ALL OF LOTS 34, 35 AND 36 IN HUNDLEY'S RESUBDIVISION OF BLOCK 40 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 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 MAY 24, 2001 AS DOCUMENT NUMBER 0010441212; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AND ROOF DECK RD1 AS LIMITED COMMON ELEMENTS, ALL AS DELINEATED ON THAT DECLARATION RECORDED AS DOCUMENT NO. 10441212.

P.I.N.: 14-21-311-066-1001

Address of Real Estate: 714 W. Melrose St., #1E, Chicago, IL 60657

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 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 re-subdivide 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 trustees, to donate, to dedicate, to mortgage, to pledge, or to 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 the present or in the future, 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 to grant 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 about or easement appurtenant to said



Doc# 1910545020 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/15/2019 10:50 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

15-Apr-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-21-311-066-1001 | 20190301629904 | 1-571-779-488

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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 this trust 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 agreement; 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 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 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.

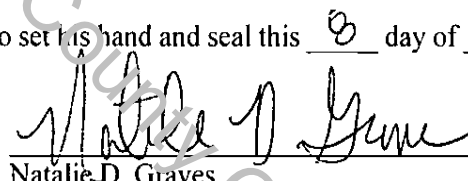
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantors hereby expressly waive and release any and all rights 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 his hand and seal this 8 day of March, 2019.



Mark A. Graves (SEAL)

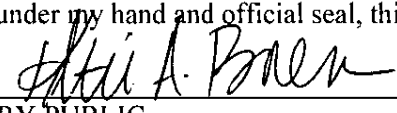


Natalie D. Graves (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark A. Graves and Natalie D. Graves, personally known to me to be the same persons whose names 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 8 day of March 2019.



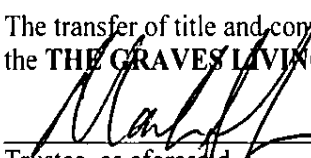
NOTARY PUBLIC

My commission expires

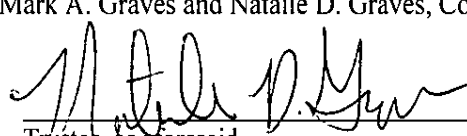


3-28-20


The transfer of title and conveyance herein is here by accepted by Mark A. Graves and Natalie D. Graves, Co-Trustees of the **THE GRAVES LIVING TRUST** dated **March 8, 2019**.



Trustee, as aforesaid



Trustee, as aforesaid

REAL ESTATE TRANSFER TAX	15-Apr-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

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

3/8/19
Date Buyer, Seller or Representative

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STATEMENT OF GRANTOR/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 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.

Date: 3/8, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said MARK A. GRAVES this 8 day of MARCH, 2019.

Notary Public: [Signature]



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.

Date: 3/8, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said MARK A. GRAVES this 8 day of MARCH, 2019.

Notary Public: [Signature]



NOTE: Any person who knowingly submits a false claim concerning the identity of a grantee shall be guilty of a class A misdemeanor for a first time offense and of a Class A misdemeanor for a subsequent offense(s).

Attach to deed or AB to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.