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1911618054D

Doc# 1911618054 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2019 03:26 PM PG: 1 OF 4

RECORDATION REQUESTED BY:

Mark T. Neil
Mark T. Neil & Associates
135 S. LaSalle Street
Suite 2810
Chicago, IL 60603

WHEN RECORDED MAIL TO:

Mark T. Neil
Mark T. Neil & Associates
135 S. LaSalle Street
Suite 2810
Chicago, IL 60603

SEND TAX NOTICES TO:

Ms. Alison J. Zehr
1215 W. Lunt Avenue, Unit 1A
Chicago, Illinois 60626

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED IN TRUST

THE GRANTOR, Alison J. Zehr, a single woman, of the COUNTY OF COOK and STATE OF ILLINOIS, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto Alison J. Zehr, GRANTEE, of 1215 W. Lunt Avenue, Unit 1A, Chicago, Illinois 60626, as Trustee (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 10th day of April, 2019, and known as the Alison J. Zehr Revocable Trust the following described real estate in the COUNTY OF COOK and STATE OF ILLINOIS to wit:

SEE EXHIBIT 'A' ATTACHED HERETO.

Permanent Real Estate Index Number(s): 11-32-114-031-1001

Address(es) of real estate: 1215 W. Lunt Avenue, Unit 1A, Chicago, Illinois 60626

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, streets, 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 terms 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 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 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 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 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 obliged to inquire into the

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DEED IN TRUST
(Continued)

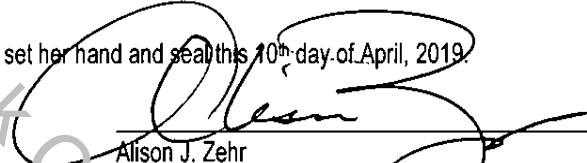
necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of 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 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 or 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 grantor aforesaid has hereunto set her hand and seal this 10th day of April, 2019.



Alison J. Zehr (SEAL)

State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alison J. Zehr, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

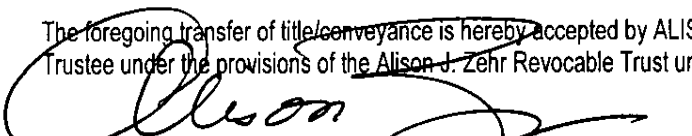
Given under my hand and official seal, this 10th day of April, 2019

Commission expires June 22, 2022



NOTARY PUBLIC


The foregoing transfer of title/conveyance is hereby accepted by ALISON J. ZEHR, of 1215 W. Lunt Avenue, Unit 1A, Chicago, Illinois 60626, as Trustee under the provisions of the Alison J. Zehr Revocable Trust under trust agreement dated April 10, 2019.



Alison J. Zehr, as Trustee of the Alison J. Zehr Revocable Trust under trust agreement dated April 10, 2019

AFFIX "RIDERS" OR REVENUE STAMPS HERE BELOW

This conveyance of this property is exempt from the imposition of transfer tax in accordance with 35 ILCS 200/31-45(e).



Mark T. Neil

Date April 10, 2019

UNOFFICIAL COPY**EXHIBIT 'A'****Parcel 1:**

UNIT 1215-1A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 14 AND 15 IN W. D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 31 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED 2/27/79 AND KNOWN AS TRUST NO. 34499, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25 246 455, TOGETHER WITH AN UNDIVIDED INTEREST IN SAID PARCEL (EXCEPTING-FROM-SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Parcel 2:

EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN THE DECLARATION MADE BY EXCHANGE NATIONAL BANK, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST NO. 34499 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25 246 455.

PERMANENT INDEX NO. 11-32-114-031-1001

REAL ESTATE TRANSFER TAX

26-Apr-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

11-32-114-031-1001 | 20190401655472 | 1-886-652-320

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

REAL ESTATE TRANSFER TAX

26-Apr-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

11-32-114-031-1001 | 20190401655472 | 0-223-804-320

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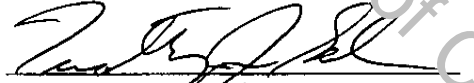
STATEMENT BY GRANTOR AND GRANTEE

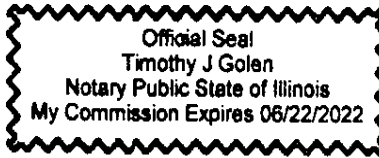
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 17, 2019

Signature: 
Agent

SUBSCRIBED AND SWORN
to before me this 17th day of
April, 2019.


NOTARY PUBLIC




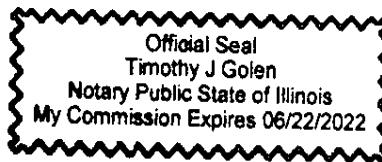
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: April 17, 2019

Signature: 
Agent

SUBSCRIBED AND SWORN
to before me this 17th day of
April, 2019.


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 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.]