

UNOFFICIAL COPY

**WARRANTY
DEED IN TRUST**

Taxes to:

Margaret Gorman
2304 Gunderson
Berwyn, IL 60402

THIS INDENTURE WITNESSETH, THAT THE GRANTOR **Margaret Gorman**, a unmarried woman, of 2304 Gunderson, Berwyn, IL 60402, of Cook County and State of Illinois, as the successor trustee of the **KG Condominium Trust A**, dated **December 31, 2018**, for and in consideration of Ten Dollars and 00/100 (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto **GRANTEE Margaret Gorman**, as trustee of the **KG Condominium Trust B**, dated **December 31, 2018** whose address is 2304 Gunderson , Berwyn, IL 60402, all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:
See attached Exhibit "A"

Commonly known as: **3620 N. Pine Grove, Chicago, IL 60614, Units 101, 305, 505, 506, and 508.**

Property Index Numbers: **Unit #101 PIN 14-21-109-019-1001;**
Unit #305 PIN 14-21-109-019-1034;
Unit #505 PIN 14-21-109-019-1082;
Unit #506 PIN 14-21-109-019-1083;
Unit #508 PIN 14-31-109-019-1065

together with the tenements, privileges and appurtenances thereunto belonging.

SUBJECT TO: all easements, restrictions and conditions of record and the declaration of condominium.

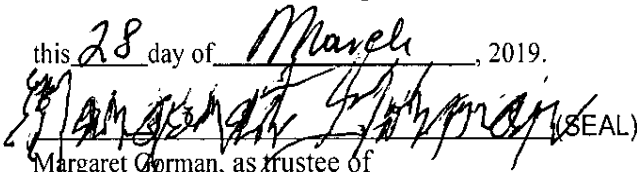
TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said trust agreement set forth.


THE TERMS AND CONDITIONS APPEARING ON PAGE 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

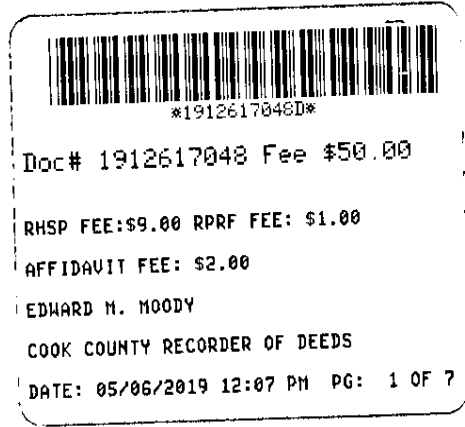
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal

this 28 day of March, 2019.


Margaret Gorman, as trustee of
the KG Condominium Trust A


Exempt pursuant to (e) of the Section
31-45 of the Illinois RE transfer Act



JA

UNOFFICIAL COPY

Acceptance by Trustee

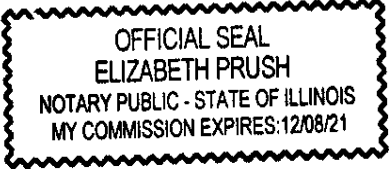
Margaret Gorman
Margaret Gorman, as trustee of
the K&C Condominium Trust B

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, Elizabeth Prush a Notary Public in and for said County, in the State aforesaid, do hereby certify that Margaret Gorman, personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered of said instrument as a freed 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 seal this 28 day of March, 2019

Elizabeth Prush
NOTARY PUBLIC



Prepared By: Frank E. Stepnowski Law PC,
1515 N. Harlem Ave, Suite 205-2,
Oak Park, IL 60302

Mail To: Frank E. Stepnowski Law PC,
1515 N. Harlem Ave, Suite 205-2,
Oak Park, IL 60302

REAL ESTATE TRANSFER TAX		06-May-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-21-109-019-1001 20190501664816 1-516-509-088		

REAL ESTATE TRANSFER TAX		06-May-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-21-109-019-1001 20190501664816 1-994-463-136		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

TERMS AND CONDITIONS

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder. (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and conditions that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate, or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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, the intention hereof being to vest the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

UNOFFICIAL COPY

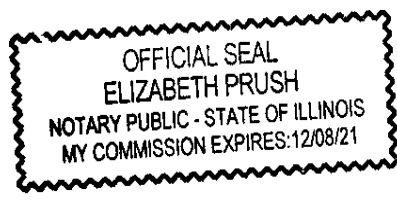
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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 March 28, 2019 Signature *Margaret Gorman*
Grantor or Agent

Subscribed and Sworn to before me by the said Margaret Gorman this 28 day of March, 2019

Elizabeth Prush
NOTARY PUBLIC



The grantee or his or her 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 March 28 2019 Signature *Margaret Gorman*
Grantee or Agent

Subscribed and Sworn to before me by the said Margaret Gorman this 28 day of March 2019

Elizabeth Prush
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.)

UNOFFICIAL COPY

3620 N. Pine Grove, Chicago, IL

Legal Description

Parcel 1:

Unit 101 in Park Harbor Condominium, as delineated on Plat of Survey of the following described Parcel of Real Estate:

Lots 15, 16, 17 and 18 and the East 16 feet of Lot 14 in the Subdivision of Lots 3, 4, 5, 10, 11 and 12 in Block 6 in Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove in fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "D" to Declaration of Condominium made by Chicago City Bank and Trust Company, a National Banking Association, as Trustee under Trust Agreement dated July 15, 1983 as Trust Number 11050 and recorded in the office of Recorder of Deeds of Cook County, Illinois, as Document No. 26932046 together with its undivided Percentage Interest in Common Elements in Cook County, Illinois.

Parcel 2:

The exclusive right to use of P23, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid Recorded as Document 26932046.

Commonly known as:

3620 N. Pine Grove, Chicago, Illinois, Unit 101.
PIN NO: 14-21-109-019-1001

3620 N. Pine Grove, Chicago, IL

Legal Description

Parcel 1:

Unit 305 together with its percentage in the common elements, in Park Harbor Condominiums, as delineated and defined in the declaration recorded as Document Number 26932046, as amended from time to time, in fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also, including parking space #40 as Limited Common Element as set forth and provided in the aforementioned Declaration of Condominium, as amended from time to time, together with all rights and Easements appurtenant to the above described Real Estate, the Rights and Assessments for the benefit of said property set forth in the aforementioned Declaration.

Commonly known as:

3620 N. Pine Grove, Chicago, Illinois, Unit 305.
PIN NO: 14-21-109-019-1034

UNOFFICIAL COPY

3620 N. Pine Grove, Chicago, IL

Legal Description

Parcel 1:

Unit 505 in Park Harbor Condominium, as delineated on Plat ODF Survey of the following described Parcel of Real Estate:

Lots 15, 16, 17 and 18 and the East 16 feet of Lot 14 in the Subdivision of Lots 3, 4, 5, 10, 11 and 12 in Block 6 in Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove in fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "D" to Declaration of Condominium made by Chicago City Bank and Trust Company, a National Banking Association, as Trustee under Trust Agreement dated July 15, 1983 as Trust Number 11050 and recorded in the office of Recorder of Deeds of Cook County, Illinois, as Document No. 26932046 together with its undivided Percentage Interest in Common Elements in Cook County, Illinois.

Commonly known as: 3620 N. Pine Grove, Chicago, Illinois, Unit 505.
PIN NO: 14-21-109-019-1082

3620 N. Pine Grove, Chicago, IL

Legal Description

Parcel 1:

Unit 506 together with its undivided percentage interest in the common elements in Park Harbour Condominiums, as delineated and defined in the Declaration as recorded as Document Number 26932046 as amended from time to time, in fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois

Commonly known as: 3620 N. Pine Grove, Chicago, Illinois, Unit 506.
PIN NO: 14-21-109-019-1083

Parcel 2:

The exclusive right to use of P30, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid Recorded as Document 26932046.

UNOFFICIAL COPY

3620 N. Pine Grove, Chicago, IL

Legal Description

Parcel 1:

Unit 508 together with its undivided percentage of interest in the common elements in the Park Harbor Condominium as delineated and defined in the Declaration recorded as Document Number 26932046, in the Northwest $\frac{1}{4}$ of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3620 N. Pine Grove, Chicago, Illinois, Unit 508.
PIN NO: 14-21-109-019-1085

Property of Cook County Clerk's Office