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1912918036D

TRUSTEE'S DEED

Doc# 1912918036 Fee \$44.00

THIS AGREEMENT, made
this 18 day of APRIL, 2019,
between Karen L. Gilliat
as Trustee of the Karen L.
Gilliat Trust dated July 6, 2015,
Trust #1,
of 6267 N. Leona Ave.
Chicago, IL 60646,
Grantor,
to

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2019 11:50 AM PG: 1 OF 4

RONALD W. GILLIAT AS TRUSTEE OF THE RONALD W. GILLIAT TRUST DATED JULY 6, 2015, TRUST #1, Grantee.

6600 Sunset Way #404, St. Pete Beach, FL 33706

WITNESSES: The Grantor in consideration of the sum of TEN (\$10.00) dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

LEGAL DESCRIPTION IS ATTACHED

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 13-12-411-083-1005

Address of real estate: 4960 N. Western Ave., Unit 2S, Chicago, IL 60625

DISCLAIMER: This document prepared without title examination upon the representation of the parties and with no knowledge on the part of the scrivener as to the actual status of the title.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE.

Legal Representative

dated:

APRIL 18, 2019

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, street, 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 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 period 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.

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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 be obliged to inquire into the 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 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 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 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.

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 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 18th day of April, 2019.

Karen L. Gilliat (SEAL)
KAREN L. GILLIAT

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 KAREN L. GILLIAT as trustee aforesaid, is 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 18 day of April, 2019
Commission expires Dec 22 2019
NOTARY PUBLIC

Prepared By and MAIL TO:
Michael J. Cornfield
6153 N. Milwaukee Ave.
ADDRESS
Chicago, Illinois 60646
City State and Zip

SEND SUBSEQUENT TAX BILLS TO:
Ronald W. Gilliat
6600 Sunset Way #404
ADDRESS
St. Pete Beach, FL 33706
City, State and Zip



REAL ESTATE TRANSFER TAX	09-May-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	09-May-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-12-411-083-1005 | 20190501667211 | 1-895-585-696

13-12-411-083-1005 | 20190501667211 | 0-484-304-800

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

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PARCEL 1:

UNIT NUMBER 2S IN THE 4960 WESTERN CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST AND PARALLEL WITH A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12) AND LOT 12 (EXCEPT PART WITHIN EAST 50 FOOT SECTION), IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWANVILLE, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0801103023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PROPOSED PARKING P-7, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0801103023.

Address of Real Estate: 4960 N. Western Ave., Unit 2S, Chicago, IL 60625
PIN: 13-12-411-083-1005

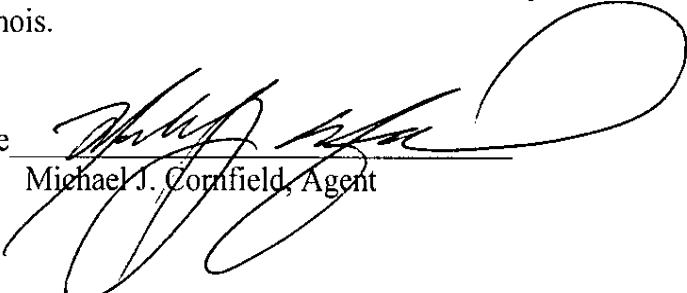
Property of Cook County Clerk's Office

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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.

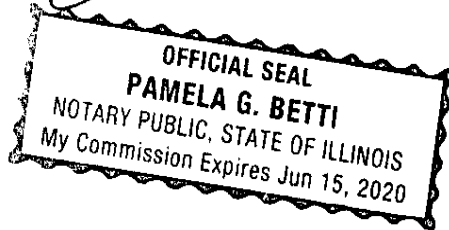
Dated: April 18, 2019

Signature 
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

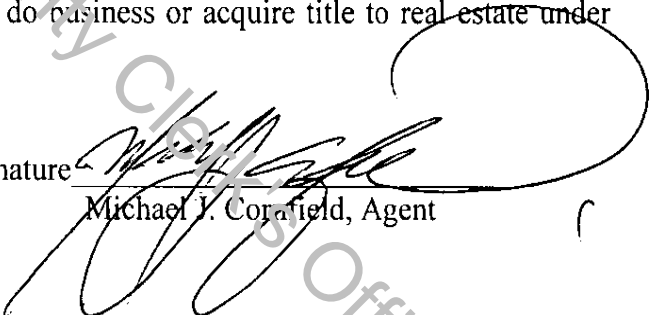
18TH day of April, 2019

Notary Public Pamela G. Betti



The grantee or his agent affirms 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 title to real estate under the laws of the State of Illinois.

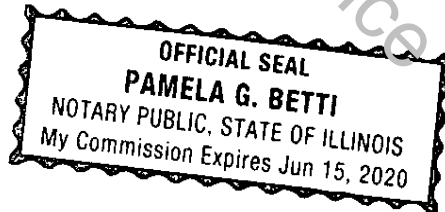
Dated: April 18, 2019

Signature 
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

18TH day of April, 2019

Notary Public Pamela G. Betti



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 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)