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QUIT CLAIM DEED IN TRUST



1913316079D

Doc# 1913316079 Fee \$48.00

2HSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/13/2019 03:02 PM PG: 1 OF 6

THIS INDENTURE WITNESSETH, that the grantor, **ALLEN C. LEVIN**, of the County of Cook and State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** unto:

ALLEN C. LEVIN, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 26TH DAY OF APRIL, 2006 AND KNOWN AS THE ALLEN C. LEVIN REVOCABLE TRUST, of 3506 N. Opal, Chicago, Illinois 60614

the following described Real Estate in the County of Cook and State of Illinois, to wit:

Lot 3 of the South 1 foot of the East 75 feet of Lot 2 in Block 6 in Douglas Park Boulevard Bohemian Land Association Subdivision in the Northwest ¼ of Section 23 Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO: general real estate taxes not yet due and payable.

Permanent Identification Number: 16-23-123-019-0000

Address of Real Estate: 1506 S. Springfield, Chicago, Illinois 60623

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 futuro, 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

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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, 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.

And the said grantor hereby expressly waives and release 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 grantors aforesaid have hereunto set their hands and seals this 8 day of April, 2019.

 (SEAL)
ALLEN C. LEVIN

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STATE OF ILLINOIS)

) ss

COUNTY OF COOK

I, Lori A Wigod, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ALLEN C. LEVIN 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 he signed, sealed and delivered the said instrument as his 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 notarial seal, this 8 day of April, 2019.

Lori A Wigod
Notary Public



EXEMPT UNDER PROVISIONS OF
PARAGRAPH E SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: 4/8/19, 2019

[Signature]
Signature of Buyer, Seller, or Representative

Prepared by and mail to:

Kerry B. Wolfe
Law Offices of Kerry B. Wolfe, P.C.
126 Park Lane
Deerfield, Illinois 60015

Name & Address of Taxpayer:

Allen C. Levin, Trustee
3506 N. Opal
Chicago, Illinois 60614

UNOFFICIAL COPY**GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE**

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 5 | 3 | 20 19

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

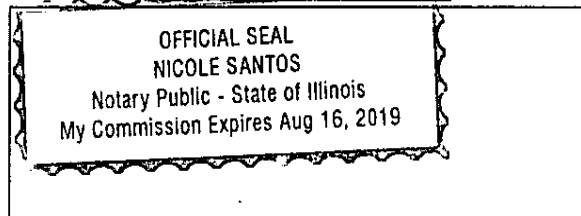
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Allen C. LevinaOn this date of: 5 | 3 | 20 19

NOTARY SIGNATURE: _____

Nicole Santos

AFFIX NOTARY STAMP BELOW

**GRANTEE SECTION**

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5 | 3 | 20 19

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

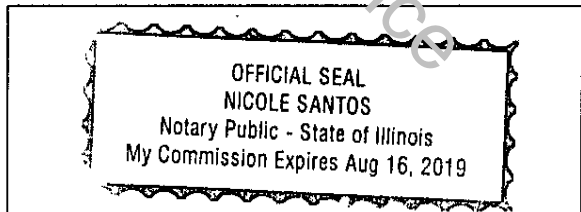
By the said (Name of Grantee): _____

On this date of: 5 | 3 | 20 19

NOTARY SIGNATURE: _____

Nicole Santos

AFFIX NOTARY STAMP BELOW

**CRIMINAL LIABILITY NOTICE**

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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.

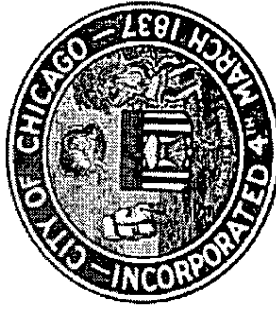
(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016

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REAL ESTATE TRANSFER TAX

13-May-2019



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00

16-23-123-019-0000 | 20190501671120 | 1-893-971-872

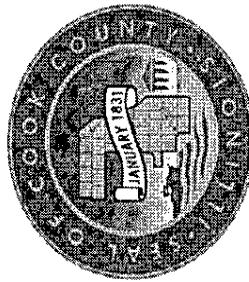
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

13-May-2019



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

16-23-123-019-0000

20190501671120

1-380-366-240

Property of Cook County Clerk's Office