

# UNOFFICIAL COPY



\*19133170780\*

Doc# 1913317078 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/13/2019 10:50 AM PG: 1 OF 3

AP1903917 1/21 BH



Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Gary Deutsch and Mona Zemsky Deutsch, husband and wife \* as tenants by the entirety of the County of Cook and State of Illinois, for and in consideration of 10.00 Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto ATG TRUST COMPANY, One South Wacker Drive, Chicago, Illinois 60606-4654, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 26th day of April, 2019, known as Trust Number L019-045, the following described real estate in the County of Cook and State of Illinois, to wit:

See attached Legal Description  
a/k/a Mona Zemsky Deutsch

Subject, however, to the general taxes for the 2nd Installment of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances and other governmental regulations.

Permanent Tax Number: 17-04-424-055-1006

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 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 trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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 99 years, and to renew or extend leases upon any terms and for any period or period 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.

Street address of above described property: 30 West Oak Street, Unit 5C, Chicago, IL 60610

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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, her, 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has/hereunto set his/her/their hand and seal this 3 day of May, 2019.

Gary Deutsch (Seal) Mona Zemsy Deutsch (Seal)  
Mona Zemsy Deutsch (Seal)

STATE OF ILLINOIS

COUNTY OF Cook


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Deutsch and Mona Zemsy Deutsch, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/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 Notarial Seal this 3 day of May, 2019.

Kathleen Dormin  
Notary Public



**KATHLEEN DORMIN**  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
July 30, 2022

<b>Mail this recorded instrument to:</b> Pluymert, MacDonald, Hargrove & Lee, Ltd. 2300 Barrington Road, Suite 220 Hoffman Estates, IL 60189	<b>Mail future tax bills to:</b> ATG Trust Company Trust No. L019-045 <u>30W. Oak St #50</u> <del>One South Wacker Drive, 24th Floor</del> Chicago, IL <del>60606</del> <u>60610</u>	<b>This instrument prepared by:</b> Pluymert, MacDonald, Hargrove & Lee, Ltd. 2300 Barrington Road, Suite 220 Hoffman Estates, IL 60189
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<b>REAL ESTATE TRANSFER TAX</b>	09-May-2019
 CHICAGO:	12,825.00
CTA:	5,130.00
<b>TOTAL:</b>	<b>17,955.00 *</b>

17-04-424-055-1006 | 20190501665465 | 1-523-242-912

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

<b>REAL ESTATE TRANSFER TAX</b>	10-May-2019
 COUNTY:	855.00
 ILLINOIS:	1,710.00
<b>TOTAL:</b>	<b>2,565.00</b>

17-04-424-055-1006 | 20190501665465 | 1-892-046-752

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## Legal Description 17-04-424-055-1006

**PARCEL 1: UNIT 5C, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-61 AND STORAGE SPACE S-41, LIMITED COMMON ELEMENTS, IN THE 30 W. OAK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THAT PART OF THE FOLLOWING PARCELS OF REAL ESTATE:**

**THE SOUTH 90.0 FEET OF LOTS 1 AND 2, TAKEN AS A TRACT, IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF), TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE OF 14.01 FEET ABOVE CHICAGO CITY DATUM, IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 0629110006, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT, RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 0629110005, OVER THE BURDENED LAND DESCRIBED THEREIN, FOR INGRESS AND EGRESS FOR PERSONS, MATERIAL AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE LAND THEREIN REFERRED TO AS THE "CONDO GARAGE." (SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL")**