

UNOFFICIAL COPY

Doc#: 1914413006 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/24/2019 09:51 AM Pg: 1 of 4

1062
19GNW086041PK
TRUSTEE'S DEED IN TRUSTS

Dec ID 20190501675331
ST/CO Stamp 1-583-697-824 ST Tax \$293.00 CO Tax \$146.50
City Stamp 1-852-133-280 City Tax: \$3,076.50

Prepared By:

Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

HIS INSTRUMENT made this 16 day of MAY, 2019 between MARY C. HAAK,
as Successor Trustee of The Edward M. Jekot Trust dated December 6, 2010, and any
amendments thereto,
As Grantor,

and

Karen Breen Elia, Trustee of The Karen Breen Elia Living Trust Agreement dated October 24,
2003 as to an undivided fifty percent (50 %) interest; and
Louis M. Elia, Trustee of The Louis M. Elia Living Trust Agreement dated October 24, 2003
as to an undivided fifty percent (50 %) interest. Both Trustees have a mailing address of 5255
North Riversedge Terrace, Unit 213, Chicago, IL 60630. Louis M. Elia and Karen Breen Elia are
husband and wife and their interests in this homestead property shall be held as tenants by the
entirety pursuant to 765 ILCS 1005/1c.
As Grantees.

WITNESSETH: The Grantor in consideration of the sum of TEN AND 00/100 DOLLARS and
other good and valuable considerations, receipt thereof is hereby acknowledges, and in pursuant
of the power and authority vested in the Grantor as the Successor Trustee of said Trust and of
every other power and authority the Grantor hereunto enabling, does hereby convey and warrant
unto the Grantees, in fee simple, the following described real estate situated in the City of
Chicago, County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.

PIN # 13-10-200-026-1073.

Commonly known as 5255 N. Riversedge Terrace, Unit 213, Chicago, IL 60630-1776

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(s) set forth.

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Full power and authority are hereby granted to said trustee(s) 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(s) in trust and to grant to such successor(s) in trust all of the title, estate, powers and authorities vested in said trustee(s); to donate, to dedicate, to mortgage, to 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 term of 198 years, and to renew or extend leases upon any terms and for any period(s) of time and to amend, change or modify leases and the terms and provisions thereof at any time(s) 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(s) in relation to the premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee(s), 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 the trust(s) have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee(s), or be obliged or privileged to inquire into any of the terms of said trust agreement(s); and every deed, trust deed, mortgage, lease or other instrument executed by said trustee(s) 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, (1) that at the time of the delivery thereof the trust(s) created by this Indenture and by said trust agreement(s) was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trust(s), conditions, and limitations contained in this Indenture and in said trust agreement(s) or in some amendment(s) thereof and binding on all beneficiaries thereunder; (3) that said trustee(s) was duly authorized and empowered to execute and delivery every such deed, trust deed, lease, mortgage or other instrument; and (4) if the conveyance is made to a successor(s) in trust, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, or their predecessor(s) in trust(s).

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. Said Grantors hereby release and waive all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

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In Witness Whereof, the Grantor aforesaid have set her hand and seal this 16 day of MAY, 2019.

Mary C. Haak, Trustee
MARY C. HAAK

As Successor Trustee as aforesaid

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 MARY C. HAAK, as Successor Trustee as aforesaid, 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 said deed as her free and voluntary act and as such Successor Trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 DAY OF MAY, 2019.

Gloria M. Moran
NOTARY PUBLIC



Mail Tax Bills to Grantees at:

Louis M Elia & Karen Breen Elia
5255 N. Riversedge Terrace, Unit 213
Chicago, IL 60630-1776

REAL ESTATE TRANSFER TAX		16-May-2019
	CHICAGO:	2,197.50
	CTA:	879.00
	TOTAL:	3,076.50 *

13-10-200-026-1073 | 20190501675331 | 1-852-123-280

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

Mail Recorded Deed to:

HAL A. LIPSHUTZ
LEVIT AND LIPSHUTZ, LTD
1120 W. BELMONT AVE
CHICAGO, IL 60657

REAL ESTATE TRANSFER TAX		16-May-2019
	COUNTY:	146.50
	ILLINOIS:	293.00
	TOTAL:	439.50

13-10-200-026-1073 | 20190501675331 | 1-583-697-824

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LEGAL DESCRIPTION

Order No.: 19GNW086041PK

For APN/Parcel ID(s): 13-10-200-026-1073

PARCEL 1:

UNIT NUMBER 2-213 IN RIVER'S EDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN RIVER'S EDGE SUBDIVISION OF THE NORTHEAST 1/4 SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 1995 AS DOCUMENT NUMBER 95803644 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE NUMBER P2-11 AND STORAGE SPACE NUMBER S2-11 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95803644 AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office