

UNOFFICIAL COPY

Quit Claim Deed In Trust

ILLINOIS



1915522041D

Doc# 1915522041 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2019 11:04 AM PG: 1 OF 4

THE GRANTORS, Tracy A. Walter divorced not since remarried, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim to Tracy A. Walter, Trustee of the Tracy A. Walter Living Trust Agreement dated May 28, 2019 as under the provisions of a trust agreement (hereinafter referred to as 'said trustee,' regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit: *(see legal description rider attached as page 3 hereto)*.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Numbers: 14-20-101-048-1006 and 14-20-101-048-1013

Address of Real Estate: 3927 N. Greenview Avenue, Unit #2S & PS G-5, Chicago, Illinois 60613

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 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 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 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

S ✓
P ✓
S ✓
M ✓
SC ✓
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INT ✓

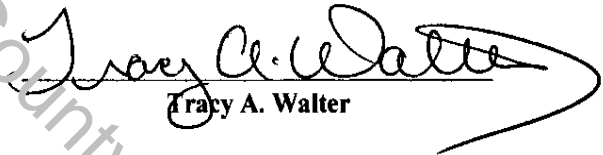
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with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed 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 earning 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 earning, avails and proceeds thereof as aforesaid.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is May 28th, 2019


Tracy A. Walter

State of Illinois

SS

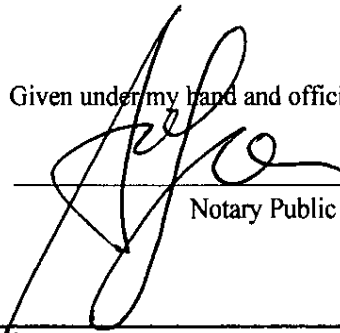
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tracy A. Walter 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 instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.




(impress seal here)



Given under my hand and official seal.


Notary Public

(My Commission Expires 6/30/20)

REAL ESTATE TRANSFER TAX		03-Jun-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-20-101-048-1006 | 20190601691002 | 0-326-385-568

REAL ESTATE TRANSFER TAX		04-Jun-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-20-101-048-1006 | 20190601691002 | 1-405-304-736

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

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LEGAL DESCRIPTION

For the premises commonly known as: 3927 N. Greenview Avenue, Unit #2S & PS G-5, Chicago, Illinois 60613

Legal Description:

UNIT 2 SOUTH AND G-5 IN 3927 NORTH GREENVIEW AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THE NORTH 4 FEET OF LOT 22 ALL OF LOT 23 IN BLOCK 2 IN LAKE VIEW HIGH SCHOOL SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 33 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99458171, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN/Tax Code: 14-20-101-048-1006 and 14-20-101-048-1013

No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;



Tracy A. Walter

Prepared by:
Merit Law Group, Inc.
959 Main Street, Suite 1
Antioch, Illinois 60002

Send subsequent tax bills to:
Tracy A. Walter, Trustee
3927 N. Greenview Avenue, Unit #2S & PS G-5
Chicago, Illinois 60613

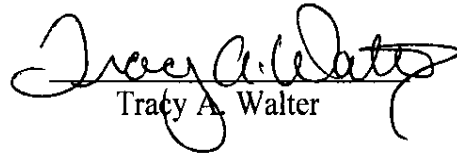
After recording mail to:
Merit Law Group, Inc.
959 Main Street, Suite 1
Antioch, Illinois 60002

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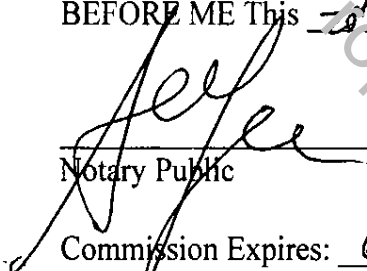
GRANTOR/GRANTEE STATEMENT

The **Grantor**, or their agent affirms that, to the best of their 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.

5/28/19
Dated


Tracy A. Walter

SUBSCRIBED AND SWORN TO
BEFORE ME This 20th day of May 2019

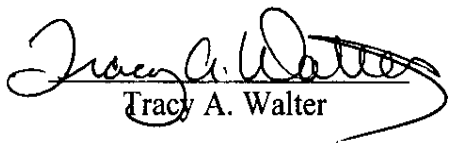


Notary Public
Commission Expires: 6/30/20

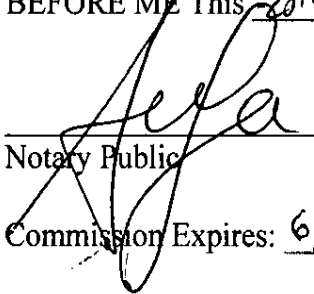


The **Grantee**, or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

5/28/19
Dated


Tracy A. Walter

SUBSCRIBED AND SWORN TO
BEFORE ME This 20th day of May 2019



Notary Public
Commission Expires: 6/30/20



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]