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DEED IN TRUST



1918406015

Doc# 1918406015 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2019 11:49 AM PG: 1 OF 6

MAIL GIUSEPPE MAGGIOLINO
TAX BILL 1213 HONEY HILL ROAD
TO: ADDISON, IL 60101

Property of Cook County Clerk's Office

The Grantor, Giuseppe Maggiolino, a widowed man, in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, Convey(s) unto Giuseppe Maggiolino as Trustee of the Giuseppe Maggiolino Living Trust dated June 26, 2019 and any amendments thereto, all interest in the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

SEE "EXHIBIT A" ATTACHED HERETO

SEE "EXHIBIT B" ATTACHED HERETO


Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.



EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e). *Grand Barg 6/26/2019*

Grantees Address: 1213 Honey Hill Road, Addison, IL 60101
Permanent Index Number(s): 17-22-110-107-1362
Property Address: 1515 S. Prairie Avenue, Unit, P-181, Chicago, IL 60605

Dated this 26th day of June, 2019

Giuseppe Maggiolino
Giuseppe Maggiolino

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

REAL ESTATE TRANSFER TAX		03-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-110-107-1362 | 20190701620135 | 0-289-417-312

17-22-110-107-1362 | 20190701620135 | 0-202-819-680

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

2702

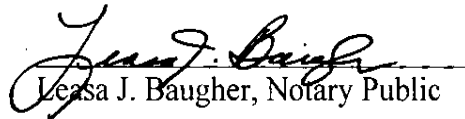
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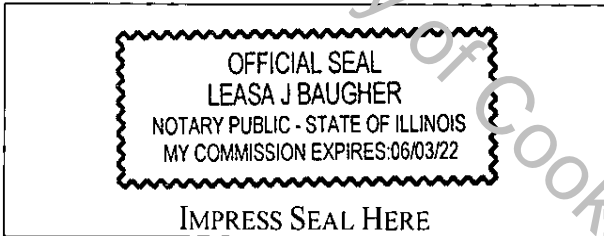
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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, LEASA J. BAUGHER, A Notary Public, does hereby certify that Giuseppe Maggiolino is 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 instrument as his/her/ their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of rights of homestead.

Given under my hand and seal this 26th of June, 2019


Leasa J. Baugher, Notary Public



PREPARED BY: LEASA J. BAUGHER
LAW OFFICES OF LEASA J. BAUGHER, LTD.
725 E. IRVING PARK ROAD
SUITE B
ROSELLE, IL 60172

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

PARCEL 1: P-181 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 00'21" EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 58'41" EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08 24'46" WEST 441.78 FEET; THENCE NORTH 89 58'41" WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 06'23" EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 00 04'42" EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 01'19" WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 58'41" EAST 41.72 FEET; THENCE NORTH 00 01'19" EAST 198.69 FEET; THENCE NORTH 89 58'41" WEST 41.72 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030163876, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163876.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE PREVIOUS AND CURRENT YEAR NOT THEN DUE AND FOR SUBSEQUENT YEARS, INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR OF CLOSING; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; EASEMENTS, COVENANTS, RESTRICTIONS, AGREEMENTS, CONDITIONS AND BUILDING LINES OF RECORD AND PARTY WALL RIGHTS; THE ACT; THE PLAT; TERMS, PROVISIONS AND CONDITIONS OF THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; THE CODE; UNRECORDED PUBLIC AND QUASI-PUBLIC, UTILITY EASEMENTS, IF ANY; PURCHASER'S MORTGAGE, IF ANY; PLATS OF DEDICATION AND PLATS OF SUBDIVISION AND COVENANTS THEREON; LEASES, LICENSES, OPERATING AGREEMENTS AND OTHER AGREEMENTS AFFECTING THE COMMON ELEMENTS; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER PURCHASER; LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY

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(AS HEREINAFTER DEFINED) IS WILLING TO INSURE WITHOUT COST TO PURCHASER; ENCROACHMENTS, IF ANY; THE RIGHTS OF CABLE TELEVISION AND T-1 PROVIDERS; TERMS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN BLOCK G EASEMENT AGREEMENT-BUSWAY PROJECT DATED SEPTEMBER 1, 2000 AND RECORDED SEPTEMBER 27, 2000 AS DOCUMENT NUMBER 00753780 MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 AND CENTRAL STATION LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, SOLE BENEFICIARY OF SAID TRUST AND THE CITY OF CHICAGO, AN ILLINOIS HOME RULE MUNICIPAL CORPORATION (THE "CITY"),; TERMS, CONDITIONS AND PROVISIONS OF THE ACCESS EASEMENT PREMISES ATTACHED THERETO AND MADE PART OF THE DECLARATION OF CONDOMINIUM; FIBER OPTIC EASEMENT AGREEMENT DATED DECEMBER 1, 1991 AND RECORDED FEBRUARY 6, 1992 AS DOCUMENT NUMBER 92078646 AND DOCUMENT NUMBER 92078647, UNDER, ON OVER AND ACROSS THE LAND AS CONTAINED THEREIN, AS RELOCATED BY DOCUMENTS 98116069 AND 98116070, AND AS SHOWN ON SURVEY NUMBER 983045 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; CENTRAL STATION REDEVELOPMENT AGREEMENT DATED NOVEMBER 1, 1991 AND RECORDED NOVEMBER 1, 1991 AS DOCUMENT NUMBER 91574409 AND THE FIRST AMENDMENT TO CENTRAL STATION REDEVELOPMENT AGREEMENT DATED DECEMBER 1, 1994 AND RECORDED DECEMBER 23, 1994 AS DOCUMENT NUMBER 04071129, THE TERMS, CONDITIONS AND RESTRICTIONS AS CONTAINED THEREIN; RIGHTS OF UTILITIES AND THE MUNICIPALITY IN AND TO USE AND MAINTENANCE OF WOOD POLES, ELECTRIC BOXES, OVERHEAD WIRES AND MANHOLES AND RELATED OR CONNECTED UNDERGROUND FACILITIES AS SHOWN ON ALL SHEETS OF AFORESAID SURVEY NUMBER 983045 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; RIGHTS TO THE CITY OF CHICAGO DEPARTMENT OF WATER IN AND TO WATER DISTRIBUTION FACILITIES LOCATED IN THE LAND AS DISCLOSED BY LETTER DATED MAY 11, 1999 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000, ORDER NUMBER 983045; PROVIDED THE SAME DO NOT INTERFERE WITH PURCHASER'S USE OF THE RESIDENTIAL UNIT FOR RESIDENTIAL PURPOSES.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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EXHIBIT B

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Deputy County Clerk's Office

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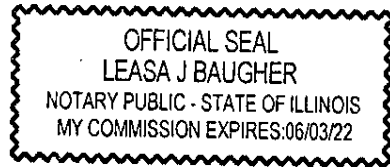
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 June 26, 2019

Signature: *Griffith M... [Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said GRANTOR
This 26th day of June, 2019
Notary Public *Leasa J. Baugher*

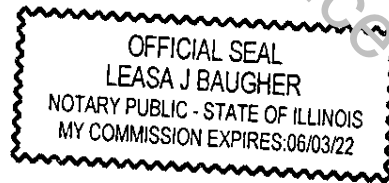


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated June 26, 2019

Signature: *Griffith M... [Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said GRANTEE
This 26th day of June, 2019
Notary Public *Leasa J. Baugher*



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