

UNOFFICIAL COPY

DEED IN TRUST

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeffrey Savas and Emily Savas, husband and wife ("Grantors"), whose mailing address is 21 E. Elm Street, Unit 1-C, Chicago, IL 60611, hereby transfer, convey and warrant Grantors' entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property") as follows:


an undivided 50% interest to Jeffrey N. Savas, as Trustee of the Jeffrey N. Savas Trust u/a dated May 1, 2019, whose mailing address is 21 E. Elm Street, Unit 1-C, Chicago, IL 60611, and the remaining undivided 50% interest to Emily J. Larimer Savas, as Trustee of the Emily J. Larimer Savas Trust u/a dated May 1, 2019, whose mailing address is 21 E. Elm Street, Unit 1-C, Chicago, IL 60611, and to every successor under the respective Trust Agreements ("the Grantees"),

TO HAVE AND TO HOLD the property 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 the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 the Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged


1919116042
Doc# 1919116042 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 07/10/2019 11:24 AM PG: 1 OF 4

REAL ESTATE TRANSFER TAX

10-Jul-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-03-201-075-1007

20190601607420 | 0-195-442-784

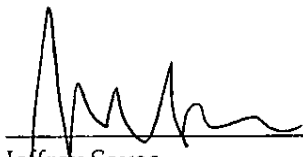
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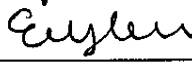
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by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the 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 Deed in Trust and by the Trust Agreement was in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement and binding upon all beneficiaries hereunder; (c) that the 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

IN WITNESS WHEREOF, the Grantors have executed and delivered (and Grantees have received and accepted) this Deed in Trust on June 5, 2019.

Grantors:



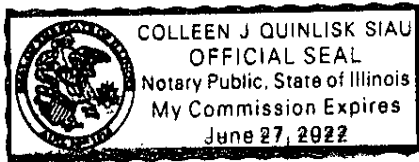
Jeffrey Savas



Emily Savas

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


The foregoing instrument was acknowledged before me on June 5 2019 by Jeffrey Savas and Emily Savas.

[Seal]





Colleen J. Quinlisk Siau
Notary Public
My commission expires: 06/27/2022

REAL ESTATE TRANSFER TAX	10-Jul-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-03-201-075-1007 | 20190601607420 | 1-975-793-760

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

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EXHIBIT A

Legal Description

UNIT 1-"C" IN CAMERON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, HEREINAFTER DESCRIBED AS THE PARCEL: LOTS 6, 7, 8, 9 AND 10 IN HEALY'S SUBDIVISION OF LOT 1 AND THE NORTH 1/2 OF LOT 11 AND PART OF LOT 10 IN ASSESSOR'S DIVISION OF BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 13, 1978, AND KNOWN AS TRUST NUMBER 42598, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24874647 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Permanent Index Number

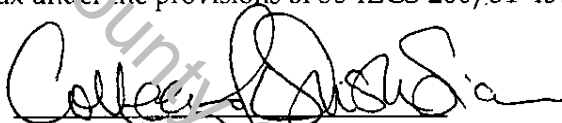
17-03-201-075-1007

Common Address of Property

21 E. Elm Street, Unit 1-C, Chicago, IL 60611

This transaction is EXEMPT from transfer tax under the provisions of 35 ILCS 200/31-45(e).

June 5, 2019


Agent for Grantor and Grantees

This Deed was prepared by and after recording mail to:

Colleen J. Quinlisk Siau
Quinlisk & Quinlisk, Ltd.
707 Lake Cook Road, Suite 135
Deerfield, Illinois 60015

Send subsequent tax bills to:

Jeffrey N. Savas, Trustee
Emily J. Larrimer Savas, Trustee
21 E. Elm Street, Unit 1-C
Chicago, Illinois 60611

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STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their Agent affirms that, to the best of their knowledge, the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are 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 in Illinois.

Dated: June 5, 2019

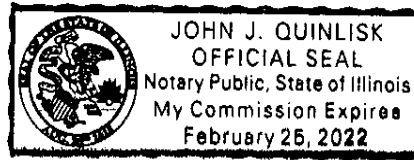


Grantor or Grantor's Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this June 5, 2019.



Notary Public



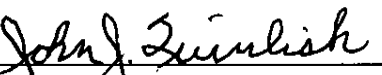
The Grantees or their Agent affirms that, to the best of their knowledge, the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 in Illinois.

Dated: June 5, 2019

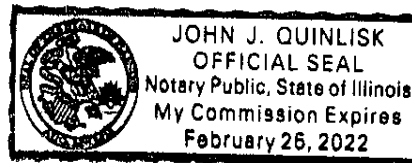


Grantee or Grantee's Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this June 5, 2019.



Notary Public



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 offence 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.)