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TRUSTEE'S DEED IN TRUST

This Document Prepared by
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After Recording Mail to:
Michael A. Manges, Esq.
7246 West Touhy Avenue
Chicago, Illinois 60631

Tax Bills to:
Chicago Title Land Trust Company
10 S. LaSalle Street, Suite 2750
Chicago, Illinois 60603

Property Address:
2054 N. Clifton Avenue
Chicago, Illinois 60614

PIN:
14-32-221-015-0000



Doc# 1919134153 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2019 03:35 PM PG: 1 OF 4

THIS AGREEMENT is made and effective as of July 9, 2019, between Tremaine Atkinson as Trustee of the TREMAINE ATKINSON REVOCABLE TRUST dated November 3, 2009 ("Grantor") of 2054 N. Clifton Avenue, Chicago, Illinois 60614, and CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois, whose address is 10 S. LaSalle Street, Suite 2750, Chicago, Illinois 60603, as Trustee under the provisions of a certain Trust Agreement dated June 12, 2019, and known as Trust Number 8002381080 ("Grantee").

WITNESSETH, that Grantor for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does CONVEY and QUIT CLAIM unto the Grantee and to its successors and assigns, all right, title and interest of Grantor in and to real estate legally described on Exhibit A attached hereto and made a part hereof, subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable a the time of Closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances whatsoever belonging to Grantor, unto Grantee and its successors and assigns FOREVER.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

1965A817042P THIS IS NOT HOMESTEAD PROPERTY
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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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IN WITNESS WHEREOF, Grantor has executed this deed as of the date set forth above.

The Tremaine Atkinson Revocable Trust dated November 3, 2009

By: *Tremaine Atkinson*
Tremaine Atkinson, as Trustee


State of Illinois)
) SS.
County of Cook)

I, Erin Alice Morrin Hanton, a notary public in and for said County, in the State aforesaid, do hereby certify that Tremaine Atkinson, as Trustee of the Tremaine Atkinson Revocable Trust dated November 3, 2009, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of July, 2019.

Erin Alice Morrin Hanton
Notary Public



Commission Expires: 11/7/21

| REAL ESTATE TRANSFER TAX | 09-Jul-2019 |
|---|--------------------|
|  | CHICAGO: 31,875.00 |
| | CTA: 12,750.00 |
| | TOTAL: 44,625.00 * |

14-32-221-015-0000 | 20190701624077 | 1-999-106-144

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



| REAL ESTATE TRANSFER TAX | 09-Jul-2019 |
|---|--------------------|
|   | COUNTY: 2,125.00 |
| | ILLINOIS: 4,250.00 |
| | TOTAL: 6,375.00 |

14-32-221-015-0000 | 20190701624077 | 1-485-383-776

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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 AND THE NORTH 1/2 OF LOT 3 IN SUB BLOCK 7 IN JAMES MORGAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFILED'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2054 N. Clifton Avenue, Chicago, Illinois 60614

PIN: 14-32-221-015-0000

Property of Cook County Clerk's Office