



1919216136

Doc# 1919216136 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

WARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2019 04:32 PM PG: 1 OF 4

GRANTORS, Asberry Rakestraw and Anna M. Rakestraw, his wife, of 1800 Limerick Ct., Darien, Illinois 60561

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEY and WARRANT to: Asberry Rakestraw, Trustee of the Asberry Rakestraw Trust dated May 30, 2019, and any amendments thereto, as to an undivided Fifty Percent (50%) interest; and Anna M. Rakestraw, Trustee of the Anna M. Rakestraw Trust dated May 30, 2019; and any amendments thereto, of 1800 Limerick Ct., Darien, Illinois 60561, as to an undivided Fifty Percent (50%) interest; as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

For Recorder's Use

UNIT 1802 IN THE FAIRBANKS AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FR ACTION OF SECTION 10, TOWNSHIP 39 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 0725503139, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT 0606745116.

PERMANENT INDEX NUMBER: 17-10-212-040-1089

Commonly known as: 240 East Illinois Street, Unit 1802, Chicago, Illinois 60611

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreements and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divide or subdivide the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

11-Jul-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*

17-10-212-040-1089 | 20190701618642 | 1-363-097-696

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

REAL ESTATE TRANSFER TAX

11-Jul-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-10-212-040-1089 | 20190701618642 | 0-530-757-728

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 12 day of JUNE, 2019.

Asberry Rakestraw
Asberry Rakestraw

Anna M. Rakestraw
Anna M. Rakestraw

ACCEPTANCE BY TRUSTEE:

The undersigned trustee hereby accepts the conveyance of the real property herein as an asset of the Asberry Rakestraw Trust dated May 30, 2019.

By: Asberry Rakestraw
Asberry Rakestraw, Trustee of the Asberry Rakestraw Trust dated May 30, 2019

ACCEPTANCE BY TRUSTEE:

The undersigned trustee hereby accepts the conveyance of the real property herein as an asset of the Anna M. Rakestraw Trust dated May 30, 2019.

By: Anna M. Rakestraw
Anna M. Rakestraw, Trustee of the Anna M. Rakestraw Trust dated May 30, 2019

STATE OF ILLINOIS)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Asberry Rakestraw and Anna M. Rakestraw, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and seal this 12 day of June, 2019.



Jill S. Alex
Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)

Anna 6-12-19
Attorney Date

Deed prepared by: Huck Bouma PC Tricia R. Buhrfiend 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Asberry Rakestraw, Trustee Anna M. Rakestraw, Trustee 1800 Limerick Ct. Darien, Illinois 60561	After recording return to: Huck Bouma PC Tricia R. Buhrfiend 1755 S. Naperville Road, #200 Wheaton, IL 60189
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 06 | 12 | 20 19

SIGNATURE: *Asberry Rakestraw*
GRANTOR or AGENT
Asberry Rakestraw

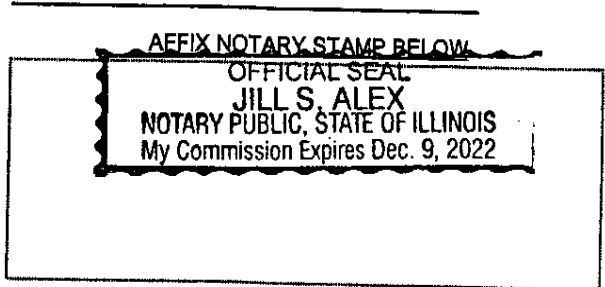
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Asberry Rakestraw

On this date of: 06 | 12 | 20 19

NOTARY SIGNATURE: *Jill S Alex*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 06 | 12 | 20 19

SIGNATURE: *Asberry Rakestraw*
GRANTEE or AGENT
Asberry Rakestraw, Trustee

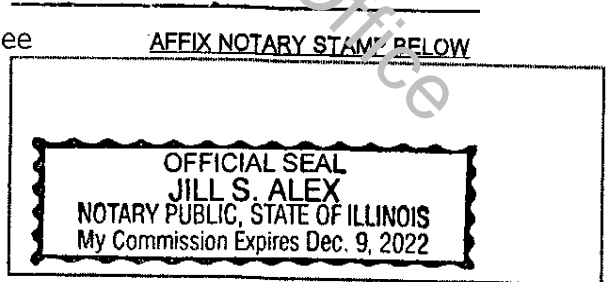
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Asberry Rakestraw, Trustee

On this date of: 06 | 12 | 20 19

NOTARY SIGNATURE: *Jill S Alex*



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)