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\*1919934146\*

Doc# 1919934146 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2019 03:19 PM PG: 1 OF 5

Property of Cook County Clerk's Office

## DEED IN TRUST

ORNTIC File Number:  
Old Republic National Title  
9601 Southwest Hghwy  
Oak Lawn, IL 60453  
312/641-7799

S Y  
P 5  
S     
M X  
SC     
E X  
INT   

5

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REAL ESTATE TRANSFER TAX

18-Jul-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

09-36-108-057-1005 | 20190701631805 | 0-599-843-936

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

A061919 Y

## DEED IN TRUST

Mail To: Brian E. Wright  
5310 N. Harlem, #201  
Chicago, IL 60656

Mail Tax Bills to: Bryan D. Anderson  
6907 N. Oleander  
Chicago, Illinois 60631

REAL ESTATE TRANSFER TAX

18-Jul-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-36-108-057-1005 | 20190701631805 | 0-323-970-144

This Instrument was Prepared By:  
Brian E. Wright, Attorney at Law  
5310 N. Harlem, #201  
Chicago, IL 60656

This INDENTURE made this 13 day of May, 2019, between **BRYAN D. ANDERSON** and **LINDA J. KOENIG**, of Chicago, Illinois, as GRANTORS, in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **BRYAN D. ANDERSON**, not personally, but as Trustee, under the terms and provisions of a certain **Trust Agreement dated May 13, 2019** and designated as the **LINDA J. KOENIG IRREVOCABLE TRUST**, and to any and all successors as Trustees appointed under said trust Agreement, or who may be legally appointed; the following described real estate situated in Cook County, Illinois, to wit:

UNIT 2-A AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 57, 58 AND 59 (TAKEN AS A TRACT) IN BLOCK 7 IN EDISON PARK SUBDIVISION OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY JOHN E. LARSON AND ETHEL M. LARSON HIS WIFE AND E. MERRELL JOHNSON RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20476708 TOGETHER WITH UNDIVIDED 8.67 PER CENT INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY)

PIN: 09-36-108-057-1005

Common Address: 6857 N. Northwest Highway, #2A, Chicago, Illinois 60631

TO HAVE and TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said trust Agreement 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, contracts 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

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Trustee(s). (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases 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(s) 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 inquire into the powers and authority of the Trustee(s), 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(s), 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(s).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and 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.

4. In the event of the inability (or refusal of the trustees) herein named, to act, or upon his/her/their removal from the County, **BRYAN D. ANDERSON**, as Trustee shall be appointed as Successor Trustee herein with like powers and authority as vested in the Trustees named herein.

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

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 13 day of May, 2019.

  
 \_\_\_\_\_  
 BRYAN D. ANDERSON


  
 \_\_\_\_\_  
 LINDA J. KOENIG

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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 **BRYAN D. ANDERSON** and **LINDA J. KOENIG** personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the Right of Homestead.

Given under my hand and official seal, this 13<sup>th</sup> day of May, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission expires: 10/25/22

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

Dated: May 13, 2019

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 13th day of May, 2019.

Notary Public [Handwritten Signature]



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 title to real estate under the laws of the State of Illinois.

Dated: May 13, 2019

Signature: Bryan D. Anderson  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 13th day of May, 2019.

Notary Public [Handwritten Signature]



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.)