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Doc# 1925534096 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2019 02:42 PM PG: 1 OF 5

Property of Cook County Clerk's Office

WARRANTY DEED IN TRUST

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

S Y
P 5
S
M X
SC
E X
INT AB

5

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

12-Sep-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-10-326-056-1007 | 20190801666219 | 2-119-477-856

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

WARRANTY DEED IN TRUST

A09102019 1/1

**ADDRESS OF GRANTEE AND SEND
SUBSEQUENT TAX BILLS TO:**

Richard and Susan Kroll
113 68th Street
Darien, Illinois 60561

REAL ESTATE TRANSFER TAX

12-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-10-326-056-1007 | 20190801666219 | 1-762-830-944

THE GRANTORS, RICHARD E. KROLL and SUSAN J. KROLL, husband and wife, of 113 68th Street, Darien, Illinois 60561 in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, convey and warrant to Richard E. Kroll and Susan J. Kroll, Co-Trustees of the Richard E. Kroll Declaration of Trust dated October 6, 2014, and all and every successor or successors in trust under said trust, as to an undivided one-half interest, and to Susan J. Kroll and Richard E. Kroll, Co-Trustees of the Susan J. Kroll Declaration of Trust dated October 6, 2014, and all and every successor or successors in trust under said trust, as to an undivided one-half interest, the following described real estate in Cook County, Illinois:

BUILDING 4400-UNIT 7 IN WEST 55TH STREET CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 16 THROUGH 23, BOTH INCLUSIVE, IN BLOCK 8 IN ARCHER HIGHLANDS ADDITION BEING H. H. WESSEL AND COMPANY'S SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 10, ALSO THE EAST ¼ (EXCEPT RAILROAD RIGHT OF WAYS OF EAST ½ OF THE SOUTHWEST ¼ OF SECTION 10, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 16, 2007 AS DOCUMENT 0710615064; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 19-10-326-056-1007

Commonly Known As: 4400 West 55th Street, Unit 7, Chicago, Illinois 60632

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth.

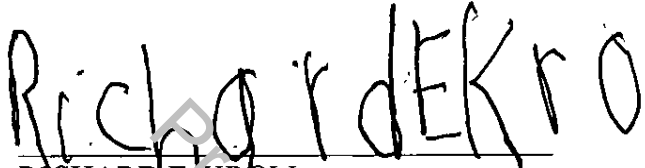
Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon 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 property, 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 an easement appurtenant to said premises or any part thereof; and to deal with said property 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 trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 Indenture and by said Trust 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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 its, his or their predecessor in trust.

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The interest of each and every beneficiary hereunder 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 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 the earnings, avails and proceeds thereof as aforesaid.

The grantors have set their hands and seals this 14th day of August, 2019.

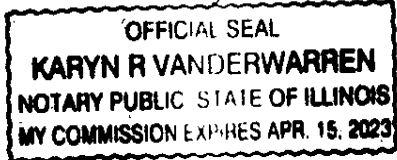

 RICHARD E. KROLL


 SUSAN J. KROLL

STATE OF ILLINOIS)
) SS.
 COUNTY OF DUPAGE)

The undersigned, a Notary Public in and for the County and State, certifies that RICHARD E. KROLL and SUSAN J. KROLL, personally known to me to be the same persons whose names have been 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 under my hand and official seal, this 14th day of August, 2019.




 NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

8/14/19
 DATE


 REPRESENTATIVE

PREPARED BY AND MAIL TO:
 Karyn R. Vanderwarren
 120 E. Ogden Avenue, Suite 124
 Hinsdale, Illinois 60521

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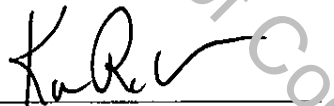
STATEMENT BY GRANTOR AND GRANTEE

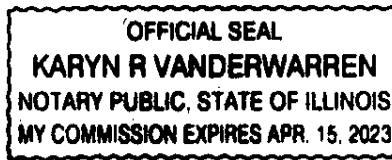
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 14, 2019

Signature: 
Grantor or Agent


Subscribed and sworn to before me by the said Grantor this 14th day of August, 2019.

Notary Public 

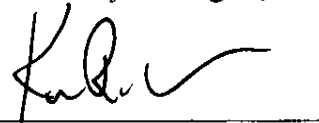


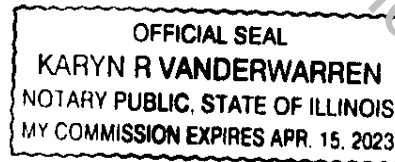
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 14, 2019

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 14th day of August, 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 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.]