

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



\*19295341500\*

Doc# 1929534150 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/22/2019 12:25 PM PG: 1 OF 5

THE GRANTOR, **ANEDRA KERR**, of 2321 South Wabash Avenue, Unit 16, Chicago, Illinois 60616, of the County of Cook and State of Illinois, for and in consideration of Ten and No Dollars and other good and valuable considerations in hand paid Conveys and Warrants unto **ANEDRA KERR**, as Trustee of the **ANEDRA KERR TRUST DATED NOVEMBER 1, 2018**, THE GRANTEE, of 2321 South Wabash Avenue, Unit 16, Chicago, Illinois 60616, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-27-109-037-0000

Address of Real Estate: 2321 South Wabash Avenue, Unit 16, Chicago, Illinois 60616

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

Full power and authority are hereby granted to said trustee 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 re-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 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 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 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 trustee 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 trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every

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deed, trust deed, mortgage, lease or other instrument executed by said 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 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

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 in 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has set her hands and seals on October 3, 2019.

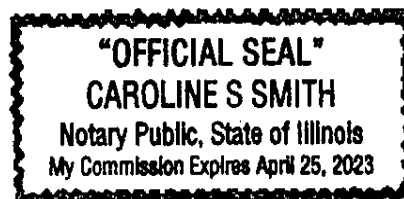
Anedra Kerr (SEAL)  
ANEDRA KERR

State of Illinois, County of Cook: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANEDRA KERR, 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 she signed, sealed and delivered the said instrument as her 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 on October 21, 2019.

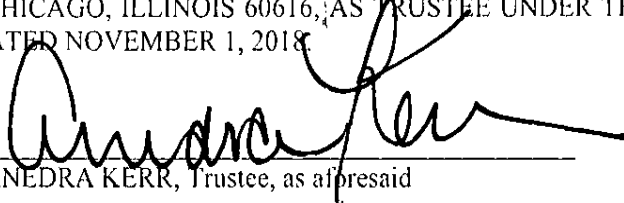
Carole Smith  
NOTARY PUBLIC



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THE FOREGOING TRANSFER OF TITLE/CONVEYANCE IS HEREBY ACCEPTED BY ANEDRA KERR OF 2321 SOUTH WABASH AVENUE, UNIT 16, CHICAGO, ILLINOIS 60616, AS TRUSTEE UNDER THE PROVISIONS OF THE ANEDRA KERR TRUST DATED NOVEMBER 1, 2018.

By:

  
ANEDRA KERR, Trustee, as aforesaid


EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: 10/21/19, 2019

AGENT: 



This Instrument was prepared by  
and after recording, please mail to:  
CAROLINE S. SMITH, ESQ.  
Robbins, Salomon & Patt, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601

Send Subsequent Tax Bills to:  
ANEDRA KERR  
2321 South Wabash Avenue, Unit 16  
Chicago, Illinois 60616

REAL ESTATE TRANSFER TAX		22-Oct-2019
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

17-27-109-032-0000 | 20191001622606 | 2-132-139-616

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

REAL ESTATE TRANSFER TAX		22-Oct-2019
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-27-109-032-0000 | 20191001622606 | 1-908-850-272

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF LOTS 2, 3, 4 AND 8 IN ASSESSORS DIVISION OF BLOCK 22 TOGETHER WITH THAT PART OF LOTS 5, 6, 7 AND 8 IN THE SUBDIVISION OF BLOCK 31 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID TRACT 222.11 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00' 36" EAST ALONG SAID EAST LINE 16.97 FEET; THENCE SOUTH 89 DEGREES 48' 17" WEST 50.04 FEET; THENCE NORTH 00 DEGREES 00' 36" WEST 16.97 FEET; THENCE NORTH 89 DEGREES 48' 17" EAST 50.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1-35 FOR PEDESTRIAL AND VEHICULAR ACCESS, INGRESS, EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629918025.

Permanent Real Estate Index Number: 17-27-109-032-0000

Address of Real Estate: 2321 South Wabash Avenue, Unit 16, Chicago, Illinois 60616

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## STATEMENT OF GRANTOR / GRANTEE

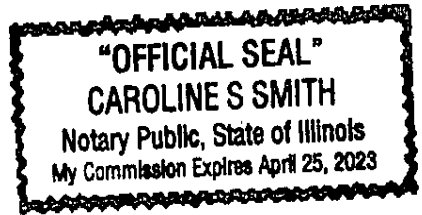
The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: October 3, 2019

Signature: [Handwritten Signature]  
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT this 21<sup>st</sup> day of October, 2019

[Handwritten Signature]  
Notary Public



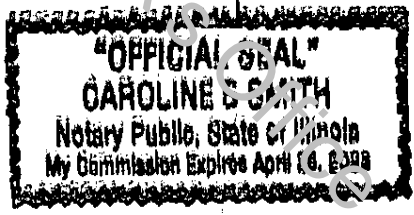
The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: October 3, 2019

Signature: [Handwritten Signature]  
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT this 21<sup>st</sup> day of October, 2019

[Handwritten Signature]  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)