

UNOFFICIAL COPY

THIS DEED PREPARED BY:  
Benjamin Ganellen  
Jones Day  
77 W Wacker Drive, Suite 3500  
Chicago, IL 60601

AFTER RECORDING RETURN TO:  
James W. Robins  
121 Aviation Drive, Building 3005  
Santa Fe, NM 87507

SEND SUBSEQUENT TAX BILLS TO:  
James W. Robins  
121 Aviation Drive, Building 3005  
Santa Fe, NM 87507

\*1929706183\*  
Doc# 1929706183 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 10/24/2019 04:08 PM PG: 1 OF 5

FOR RECORDER'S USE ONLY

QUIT CLAIM DEED IN TRUST

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, the James W. Robins, as Trustee under the provisions of a trust agreement dated July 14, 1981, and known as the James W. Robins Trust ("Grantor"), having an address at c/o James W. Robins, 121 Aviation Drive, Building 3005, Santa Fe, NM 87507 for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM unto James W. Robins and Barbara L. Robins, collectively as Trustee under the provisions of a Declaration of Trust (the "Trust Agreement") dated May 16, 2019, and known as the Robins Family Trust ("Grantee"), having an address at c/o James W. Robins, 121 Aviation Drive, Building 3005, Santa Fe, NM 87507, all of Grantor's interest in the following described real estate situated in the County of Cook, in the State of Illinois, together with all of Grantor's interest in the rights, interests, easements, and hereditaments appurtenant thereto, to wit:

See Exhibit A, attached hereto and incorporated herein.

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.

Full power and authority is hereby granted to said Trustees 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 Trustees, 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

INTL  
E  
S  
M  
S  
P  
S  
X  
X  
5  
7

# UNOFFICIAL COPY


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 Trustees, 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 Trustees, 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 Trustees, 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 Trustees, or any successor in trust, 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustees, 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 its, his or their predecessor in trust.



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.

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.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX		24-Oct-2019
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *
17-03-202-061-1108   20191001625793   1-234-910-816		

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

REAL ESTATE TRANSFER TAX		24-Oct-2019
 	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00
17-03-202-061-1108   20191001625793   1-074-921-824		

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this QUIT CLAIM DEED IN TRUST to be executed as of this 23 day of October, 2019.

James W. Robins, as Trustee under the provisions of a trust agreement dated July 14, 1981, and known as the James W. Robins Trust

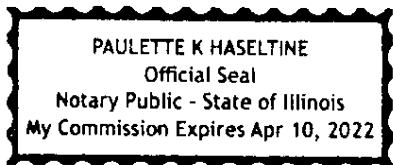
[Handwritten signature of James W. Robins]

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 James W. Robins, as Trustee under the provisions of a trust agreement dated July 14, 1981, and known as the James W. Robins Trust, is 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23<sup>rd</sup> day of October, 2019.

[Handwritten signature of Paulette K. Haseltine]
Notary Public



My commission expires on 4/10/2022

Exempt under Real Estate Transfer Act, 35 ILCS 200/31-45(e), and Chicago, Illinois Code of Ordinances Sec. 3-33-060 (E).

[Handwritten signature of James W. Robins]
Buyer, Seller or Representative

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION**

UNIT 31-D, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 1, 2, 3, 4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED EAST TO THE EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 19333014 IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO TOGETHER WITH LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 3 1/2 FEET OF SAID LOT 3) IN PALMER AND BORDEN'S RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION, BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 OF CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO LOT 4 AND THE SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORESAID PALMER AND BORDEN'S RESUBDIVISION WHICH LIES NORTH OF A LINE COINCIDENT WITH THE SOUTH LINE OF LOT 4 IN THE AFORESAID OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 19899524, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Unit No. 31D, 1040 North Lake Shore Drive, Chicago, IL 60611

#17-03-202-061-1108

94030938

# UNOFFICIAL COPY

## 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: 10 | 23 | 2019

SIGNATURE: *J. Robin*  
GRANTOR or AGENT

### 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:

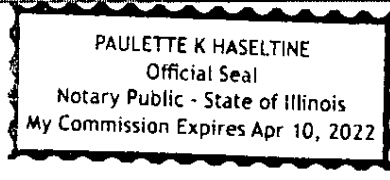
*Paulette K. Haseltine*

By the said (Name of Grantor): *James W. Robins*

On this date of: 10 | 23 | 2019

NOTARY SIGNATURE: *Paulette K. Haseltine*

#### AFFIX NOTARY STAMP BELOW



### 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: 10 | 23 | 2019

SIGNATURE: *J. Robin*  
GRANTEE or AGENT

### 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:

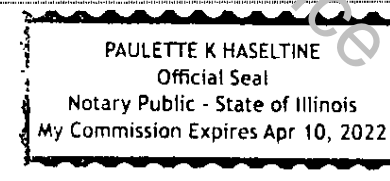
*Paulette K. Haseltine*

By the said (Name of Grantee): *James W. Robins*

On this date of: 10 | 23 | 2019

NOTARY SIGNATURE: *Paulette K. Haseltine*

#### AFFIX NOTARY STAMP BELOW



### 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)**)