

DEED IN TRUST



19326130800

Doc# 1932613080 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2019 01:04 PM PG: 1 OF 4

THE GRANTORS,
John F. Price and Katherine A. Price,
husband and wife, of the City of Chicago,
County of Cook, State of Illinois for and
in consideration of Ten and no hundredths
(\$10.00) DOLLARS
and other good and valuable consideration
in hand paid,

CONVEYS AND WARRANTS

unto the Grantee, the John F. Price and Katherine A. Price Joint Living Trust, dated 10 23, 2019, John F. Price and Katherine A. Price, as Trustees, or their successors in trust, under the John F. Price and Katherine A. Price Joint Living Trust, dated OCTOBER 23, 2019, and any amendments thereto the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:
LOT NUMBER 6 AND THE EAST 1/2 OF LOT NUMBER 7 IN BLOCK NUMBER 15 IN NATIONAL CITY REALTY COMPANY'S THIRD ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH AND SOUTH OF INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-36-225-013-0000

Address of Real Estate: 2515 W. Morse Avenue, Chicago, Illinois 60645

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 resubdivide 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 trust, 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 the present or in the 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 period 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 or easement appurtenant to said premises of 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 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

This transfer is exempt under Provision E of the Illinois Real Estate Tax Declaration Act.
Seller, Agent or Attorney: Michael E. Jordan Date: 10-23-19

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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 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 the 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, 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.

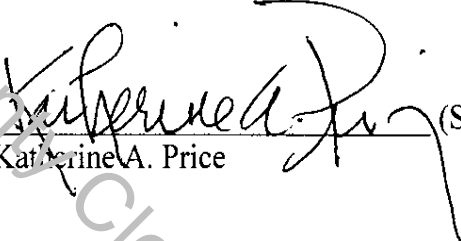
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 23 day of October, 2019.



John F. Price (SEAL)

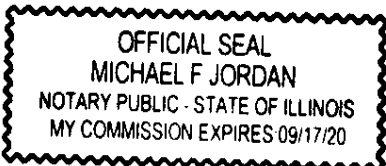


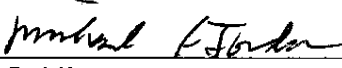
Katherine A. Price (SEAL)

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 John F. Price and Katherine A. Price, are personally known to me to be the same persons whose name(s) 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 under my hand and official seal, this 23rd day of October, 2019.

(SEAL) 



Notary Public

This instrument was prepared by Michael F. Jordan, 4609 N. Western, Chicago IL 60625

Mail to:
Michael F. Jordan, Attorney at Law
4609 N. Western Ave.
Chicago, Illinois 60625

Send subsequent tax bills to:
John F. Price
2515 W. Morse Avenue
Chicago, Illinois 60645

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

10-36-225-013-0000 | 20191101651457 | 0-404-679-008

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00



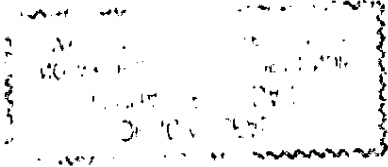
REAL ESTATE TRANSFER TAX 22-Nov-2019

10-36-225-013-0000 | 20191101651457 | 1-204-230-496

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



REAL ESTATE TRANSFER TAX 22-Nov-2019



Property of Cook County Clerk's Office

RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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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: 10 | 23 | 2019

SIGNATURE: *John Price*
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: MICHAEL F. JORDAN

By the said (Name of Grantor): JOHN PRICE

On this date of: 10 | 23 | 2019

NOTARY SIGNATURE: *Michael F. Jordan*

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: *John Price*
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

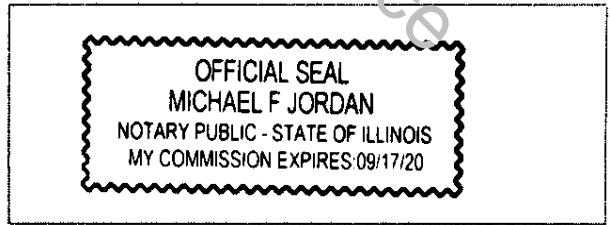
Subscribed and sworn to before me, Name of Notary Public: MICHAEL F. JORDAN

By the said (Name of Grantee): JOHN PRICE

On this date of: 10 | 23 | 2019

NOTARY SIGNATURE: *Michael F. Jordan*

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)**)