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DEED IN TRUST
ILLINOIS

UNOFFICIAL COPY



1932916064

Doc# 1932916064 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/25/2019 02:23 PM PG: 1 OF 4

A00124359LP
[Signature]
Chicago Title

THE GRANTOR **Spencer J. Marks married to Marina Marks**, of the County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to, **Spencer J. Marks, not individually but solely as trustees under the Spencer J. Marks Trust dated October 25, 2019** (hereinafter referred to as "trustee"), and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois to:wit:

UNITS 42-E, 42-F, 42-G, AND 42-H IN THE 100 EAST WALTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

PARTS OF LOTS 8, 9, 10, 11 AND 12 IN MOSS SUBDIVISION OF PART OF LOT 10 IN THE SOUTH 1/2 OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24262435 AND REGISTERED AS DOCUMENT LR2990252 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 17-03-207-061-1245
17-03-207-061-1246
17-03-207-061-1247
17-03-207-061-1248

Address(es) of Real Estate: 100 East Walton, Unit 42F, Chicago, Illinois 60611.

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 make leases and subleases and grant options to lease, although the terms thereof commence in the future or extend beyond the termination of any trust; to purchase, operate, maintain, improve, rehabilitate, alter, demolish, abandon, release, or dedicate the premises; and to develop or subdivide the premises, grant easements, and take any other action with respect to the premises; 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, power 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 praesenti or in futuro, 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, 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 or any part thereof; and to deal with said property and every part thereof in all other ways

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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 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 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 any amendment thereof and binding upon all beneficiaries thereafter; (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 under said trust and 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 thereunder 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 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 grantors aforesaid have hereunto set their hand and seals this 25 day of October, 2019.

[Signature]
Spencer J. Marks

[Signature]
Marina Marks, his wife

EXEMPT UNDER 35 ILCS 200/31-45
PARAGRAPH E SECTION (e) OF THE
REAL ESTATE TRANSFER ACT.

DATE: OCT. 25, 2019

[Signature]
Signature of Grantor/Grantee or Representative

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 **Spencer J. Marks** and **Marina Marks**, personally known to me to be the same persons whose names 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 herein set forth.

Given under my hand and official seal, this 25 day of October, 2019.

Commission expires March 30, 2022
[Signature]
NOTARY PUBLIC

This instrument prepared by:

NAME AND ADDRESS OF PREPARER
AND MAIL TO:
Stephen J. Pokorny
Pokorny & Marks, LLC
6 West Hubbard Street, Suite 200
Chicago, IL 60654



SEND SUBSEQUENT TAX BILLS TO:
No Change




UNOFFICIAL COPY

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		25-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-207-061-1245 20191101653970 1-368-037-728		

REAL ESTATE TRANSFER TAX		25-Nov-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-03-207-061-1245 20191101653970 1-304-451-424		

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

**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: October 25, 2019

SIGNATURE: [Signature]
Spencer J. Marks by Agent

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

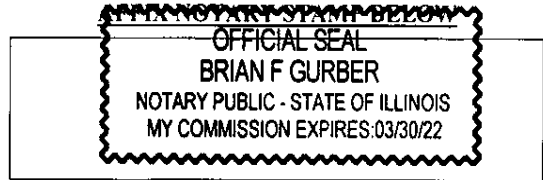
Subscribed and sworn to before me, Name of Notary Public:

Brian F. Gurber

By the said (Name of Grantor): Stephen Pokorny

On this date of: October 25, 2019

NOTARY SIGNATURE: [Signature]



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: October 25, 2019

SIGNATURE: [Signature]
Spencer J. Marks, Trust,
By Agent

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

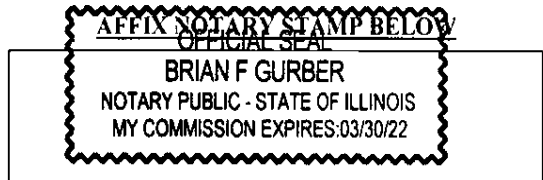
Subscribed and sworn to before me, Name of Notary Public:

Brian F. Gurber

By the said (Name of Grantor): Stephen Pokorny

On this date of: October 25, 2019

NOTARY SIGNATURE: [Signature]



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.

(Attached 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)**)