

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor **FIRST MIDWEST BANK**, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 1st day of June, 1984 and known as Trust No. 9101 of the County of Will and the State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and quit claims unto **WANDA G. MARTIN, as Trustee of the WANDA G. MARTIN Declaration of Trust dated January 23, 2018 of 4800 S. Chicago Beach Drive, Unit 2112 S, Chicago, Illinois 60615**, its successor or successors as Trustee, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2019 and subsequent; and

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 praesenti or in futuro, and upon any terms and or 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 or 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 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 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



Doc# 1933906307 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2019 04:16 PM PG: 1 OF 4

Y
H
F
I
S
M
S
E
INT

UNOFFICIAL COPY

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 cases made and provided.

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

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Authorized Signer, this 5th day of October, 2019.

Attest: Peggy A. Regas
Authorized Signer

FIRST MIDWEST BANK as Trustee as aforesaid
By: [Signature]
Trust Officer

STATE OF ILLINOIS,
Ss:
COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy A. Regas, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and the attesting Authorized Signer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.



GIVEN under my hand and seal this 14th day of October, A.D. 2019.

[Signature]
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

-Rosa Arias Angeles
First Midwest Bank, Wealth Management
2801 W. Jefferson St.
Joliet, IL 60435

PROPERTY ADDRESS

4800 S. Chicago Beach Drive, Unit 2112 S
Chicago, Illinois 60615

PERMANENT INDEX NUMBER

20-12-100-003-1046

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Alexander R. Domanskis
Boodell & Domanskis, LLC
1 N. Farnklin St., Suit 1200
Chicago, IL 60606

MAIL TAX BILL TO

Wanda G. Martin
4800 S. Chicago Beach Drive, Unit 2112 S
Chicago, Illinois 60615

GRANTEE'S ACKNOWLEDGEMENT

[Signature]
[Signature] Trustee

Exempt-from tax under 35 ILCS-200/31-45(e).

[Signature]
Attorney for Grantee

Date: 11/10/19, 2019


UNOFFICIAL COPY

PARCEL 1:

UNIT NUMBER 2112-"S" IN THE NEWPORT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL CO'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK) (SAID PARALLEL LINE BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24730609 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.



PARCEL 2:

A NON-EXCLUSIVE GARAGE RIGHT NO. 310, A LIMITED COMMON ELEMENTS, CONSISTING OF THE RIGHT TO PARK ONE PASSENGER AUTOMOBILE IN THE GARAGE, WHICH GARAGE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 24730609 AND GRANTED BY DEED RECORDED AS DOCUMENT 24755386, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	05-Dec-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

20-12-100-003-1046 | 20191101652498 | 0-516-815-200

* Total does not include any applicable penalty or interest due

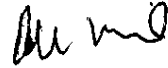
REAL ESTATE TRANSFER TAX	05-Dec-2019
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-12-100-003-1046 | 20191101652498 | 0-750-912-864

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

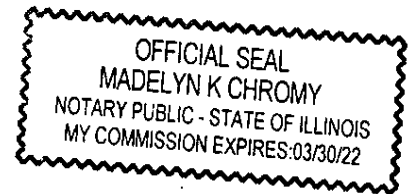
The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.



Alexander R. Domanskis, Agent

Dated: November 10, 2019

Subscribed and sworn to before me by the said Alexander R. Domanskis this 10th day of November, 2019



Notary Public:



The GRANTEE or his/her 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.



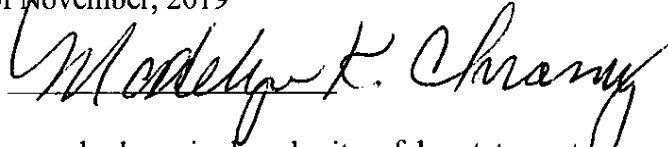
Alexander R. Domanskis, Agent

Dated: November 10, 2019

Subscribed and sworn to before me by the said Alexander R. Domanskis this 10th day of November, 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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]