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DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

Jeffrey S. Mallory and  
M. Rachel Miller,  
Husband and Wife,  
130 S. Canal Street, #207  
Chicago, IL 60606

Doc# 1934044018 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2019 10:38 AM PG: 1 OF 4

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Jeffrey S. Mallory & M. Rachel Miller as Trustees, under the terms and provisions of a certain Trust Agreement dated the 21 day of NOVEMBER, 2019, and designated as Trust No. F08817, known as \*, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.) \*The Jeffrey S. Mallory and M. Rachel Miller Joint Declaration of Trust

Permanent Index Number (PIN): 17-15-108-033-1007

Address(es) of Real Estate: 130 S. Canal Street, Unit 207, Chicago, IL 60606

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Then the following survivor for Jeffrey S. Mallory or M. Rachel Miller

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

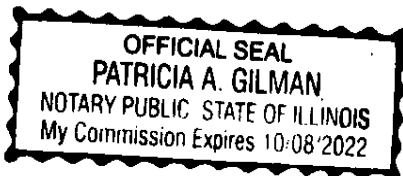
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor s hereby waive and release any and all right and benefit under and by virtue of the Statues Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 21 day of November 2019

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Jeffrey S. Mallory (SEAL) M. Rachel Miller (SEAL)

State of Illinois, County of Cook ss: I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid. DO HEREBY CERTIFY that Jeffrey S. Mallory and M. Rachel Miller personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that t hey 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 21st day of November 2019

Commission expires 10-8-2022 Patricia A. Gilman NOTARY PUBLIC

This instrument was prepared by Frank J. Ponticelli, 1480 Renaissance Dr., 209 (NAME AND ADDRESS) Park Ridge, IL 60068

Legal Description

PLEASE SEE LEGAL DESCRIPTION ATTACHED.

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00

Table with REAL ESTATE TRANSFER TAX, COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00

17-16-108-033-1007 | 20191101657129 | 0-244-808-032

17-16-108-033-1007 | 20191101657129 | 0-534-346-080

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

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Frank J. Ponticelli (Name) 1480 Renaissance Drive, #209 (Address) Park Ridge, IL 60068 (City, State and Zip)

Jeffrey S. Mallory & M. Rachel Miller (Name) 130 S. Canal Street, #207 (Address) Chicago, IL 60606 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

# UNOFFICIAL COPY

**Property commonly known as:**

**130 S. Canal Street, #207, Chicago, Illinois 60606**

PARCEL 1: UNIT 207 IN THE METROPOLITAN PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, 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 NUMBER 99214670 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-11A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99214670.

PARCEL 3: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS EGRESS USE ENJOYMENT AND SUPPORT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 99214669 OVER, UPON AND UNDER PREMISES DESCRIBED THEREIN.

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## STATEMENT BY GRANTOR AND GRANTEE

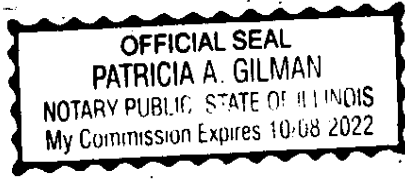
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 11-21-, 2019

Signature: [Signature]  
Jeffrey S. Mallory Grantor or Agent

Signature: [Signature]  
M. Rachel Miller Grantor or Agent

Subscribed and sworn to before me  
By the said GRANTOR  
This 21, day of NOVEMBER, 2019  
Notary Public [Signature]



The **grantee** or his 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 title to real estate under the laws of the State of Illinois.

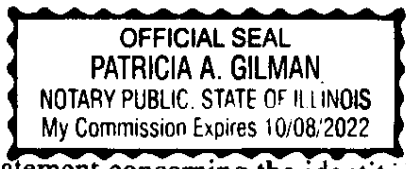
Date 11-21-, 2019

Signature: [Signature]  
Jeffrey S. Mallory as Trustee of the Jeffrey S. Mallory and M. Rachel Miller Joint Declaration of Trust #F08817

Signature: [Signature]  
M. Rachel Miller Grantee or Agent

as Trustee of the Jeffrey S. Mallory and M. Rachel Miller Joint Declaration of Trust #F08817

Subscribed and sworn to before me  
By the said GRANTEE  
This 21, day of NOVEMBER, 2019  
Notary Public [Signature]



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)