

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

*Otte*  
THE GRANTOR, HOWARD  
ALAN, an unmarried man,

of the County of Cook and State  
of Illinois, for and in  
consideration of Ten (\$10.00)  
Dollars, and other good and  
valuable consideration in hand  
paid, Convey and Warrant unto,  
GRANTEE,

RUTH E. ALAN and JESSICA  
ALAN, Trustees of the  
HOWARD ALAN

IRREVOCABLE TRUST, dated  
November 19, 2019, of 812 West Van Buren Street, Unit 2E, Chicago, Illinois 60607.

and unto all and every successor or successors in trust under said trust agreement, the following described real  
estate in the County of Cook and State of Illinois, to wit:

### PARCEL 1:

UNIT NO. 2E AND G-15, IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2  
OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION  
+15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW  
ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS; BEING AT  
THE SOUTHWEST CORNER OF LOT 9, THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10;  
90 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET, THENCE SOUTH 14.0  
FEET; THENCE EAST, 12.70 FEET; THENCE NORTH 14.0 FEET; THENCE EAST, 12.70 FEET; THENCE  
NORTH 14.0 FEET; THENCE EAST 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH 35.00  
FEET, THENCE EAST, 19.40 FEET, THENCE SOUTH 20.00 FEET, THENCE EAST 19.40 FEET, THENCE  
SOUTH 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, THENCE WEST 126.08 FEET TO THE  
POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NO. LR3891819 TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED,  
LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING  
AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT  
NO. LR3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NO. 90303796  
THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND  
THE DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY".



Doc# 2001006130 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2020 02:38 PM PG: 1 OF 4

Above Space for Recorder's Use Only

Property of Cook County, Illinois

Sy  
P#  
S  
M.  
SC  
E  
INT

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Permanent Real Estate Index Number: 17-17-228-020-1005 VOL. 0591 AND 17-17-228-020-1061 VOL 0591

Address of Real Estate: 812 West Van Buren Street, Unit 2E, Chicago, Illinois 60607

Preparer hereby certifies that this instrument was prepared based upon information found in previously recorded deeds. Preparer does not guarantee either marketability of title or accuracy of description since examination of title of property was not performed.

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 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

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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 case made and provided.

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.

In Witness Whereof, the grantor aforesaid has set his hand and seal on November 19, 2019.

  
\_\_\_\_\_  
HOWARD ALAN (SEAL)

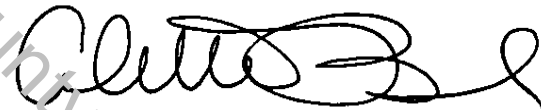
State of Illinois, County of Cook: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HOWARD ALAN, an unmarried man, 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 signed, sealed and delivered the said instrument as his 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 on November 19, 2019.

Commission expires 10/28, 2022



  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Michael A. Otte, Otte & Czajkowska LLC, 6035 North Northwest Highway, Suite 201, Chicago, Illinois 60631

(Name and Address)

MAIL TO:


HOWARD ALAN  
812 West Van Buren Street, Unit 2E  
Chicago, Illinois 60607  
COUNTY - ILLINOIS TRANSFER STAMPS

SEND SUBSEQUENT TAX BILLS TO:

HOWARD ALAN  
812 West Van Buren Street, Unit 2E  
Chicago, Illinois 60607

**REAL ESTATE TRANSFER TAX** 10-Jan-2020

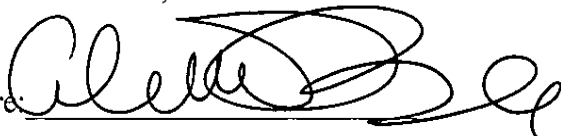
Exempt Under Provisions of Paragraph e, Section 4, of the Real Estate Transfer Act.



	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

17-17-228-020-1005 | 20200101688854 | 1-440-279-904

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

Date: November 19, 2019

Signature: 

<b>REAL ESTATE TRANSFER TAX</b>		10-Jan-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-17-228-020-1005   20200101688854   0-920-255-840		

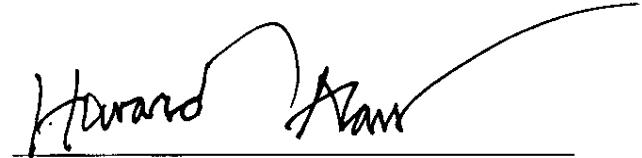
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## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated: November 19, 2019

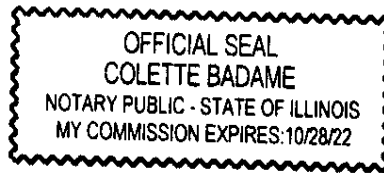
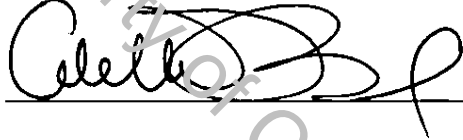
Signature:



Grantor or Agent

Subscribed and sworn to before me on November 19, 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.

Dated: November 19, 2019

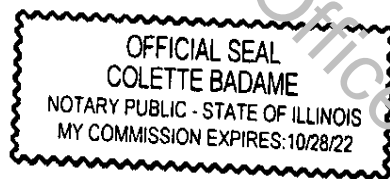
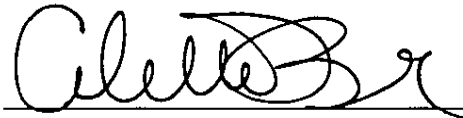
Signature:



Grantee or Agent

Subscribed and sworn to before me on November 19, 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 of a Class A misdemeanor for subsequent offenses.

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