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Quit Claim Deed In Trust

ILLINOIS



Doc# 2003445039 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/03/2020 10:38 AM PG: 1 OF 6

Above Space for Recorder's Use Only

THE GRANTORS, Joseph Winters, a married man, joined by his spouse, Alva Winters, signing to waive homestead only, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim to Joseph Winters, as Trustee of the Joseph Winters Living Trust dated January 28 2020, under the provisions of a trust agreement (hereinafter referred to as 'said trustee,' regardless of the number of trustees) 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: *(see legal description rider attached as page 3 hereto)*.

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 17-16-107-037-1157; 17-16-107-037-1373

Address of Real Estate: 125 S. Jefferson Street, Unit 2202, Chicago, IL 60661

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, street, 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 present or in 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 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 obliged to see to the application of any purchase

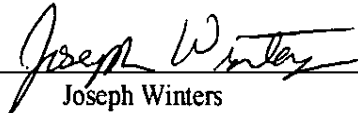
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money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged 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 earning 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 earning, avails and proceeds thereof as aforesaid.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is January 28, 2020


Joseph Winters

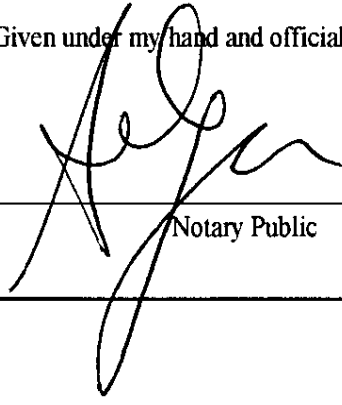

Alva Winters

REAL ESTATE TRANSFER TAX		03-Feb-2020	
State of Illinois		COUNTY:	0.00
SS		ILLINOIS:	0.00
County of Cook		TOTAL:	0.00
		17-16-107-037-1157 20200101606522 1-392-831-968	


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Joseph Winters and Alva Winters personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
ALICJA SACHA
Notary Public, State of Illinois
My Commission Expires 6/30/2020

Given under my hand and official seal.


Notary Public

(My Commission Expires 6/30/20)

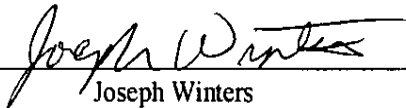
REAL ESTATE TRANSFER TAX		03-Feb-2020	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	

17-16-107-037-1157 | 20200101606522 | 0-416-430-944

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

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No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;



Joseph Winters



Alva Winters

Prepared by:
Merit Law Group, Inc.
150 N. Michigan Ave., 8th Fl
Chicago, IL 60601

Send subsequent tax bills to:
Joseph Winters
125 S. Jefferson Street, Unit
2202
Chicago, IL 60661

After recording mail to:
Merit Law Group, Inc.
150 N. Michigan Ave., 8th Fl
Chicago, IL 60601

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTION

For the premises commonly known as: 125 S. Jefferson Street, Unit 2202, Chicago, IL 60661

Legal Description:

PARCEL 1:

UNIT 2202 AND PARKING SPACE UNIT P-110 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBER 108 IN PARK ALEXANDRIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(A) ALL OF LOTS 1, 2 AND 3 EXCEPT THE SOUTH 8 FEET OF SAID LOT 3, IN W. B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND

(B) ALL OF LOTS 8, 9 AND 10 IN WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND

(C) ALL THOSE PARTS OF LOT 7 IN SAID WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47, AND OF LOT 2 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, AND OF LOT 1 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, ALL LYING SOUTH OF A LINE 124.85 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AND

(D) THAT PART OF LOT 9 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 8 FEET OF LOT 3 IN W. B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALL THE ABOVE TAKEN AS A TRACT EXCEPTION THEREFROM THAT PART LYING ABOVE A HORIZONTAL PLANE AT THE VERTICAL ELEVATION (CHICAGO CITY DATUM) OF 14.00 FEET AND BELOW THE HORIZONTAL PLANE AND WITHIN THE PERIMETER FORMED BY CONNECTING THE VERTICES FORMED BY CONNECTING THE VERTICAL ELEVATION POINTS ATTACHED TO THE FOLLOWING CALLS OF THE PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00 DEGREES 26' 50" EAST ALONG THE WEST LINE OF SAID TRACT, 59.84 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF AN INTERIOR WALL, HAVING A VERTICAL ELEVATION OF 33.03 FEET (THE FOLLOWING EIGHTEEN (18) CALLS BEING ALONG THE CENTERLINE OF SAID INTERIOR WALLS); THENCE SOUTH 89 DEGREES 43' 42" EAST, 8.99 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00 DEGREES 16' 18" WEST, 0.55 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 10.96 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00 DEGREES 16' 18" WEST, 0.22 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 12.74 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00 DEGREES 16' 18" EAST, 0.46 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 11.61 FEET TO A POINT HAVING A VERTICAL

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ELEVATION OF 33.03 FEET; THENCE PRAIRIE NORTH 00 DEGREES 16' 18" EAST, 13.38 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 29.34 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00 DEGREES 16' 18" WEST, 17.96 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 19.97 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00 DEGREES 16' 18" EAST, 3.68 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 6.92 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00 DEGREES 16' 18" WEST, 3.68 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 4.79 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00 DEGREES 16' 18" EAST, 9.30 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89 DEGREES 43' 42" WEST, 0.54 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00 DEGREES 16' 18" EAST, 55.92 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 90 DEGREES 00' 00" WEST ALONG THE NORTH LINE OF SAID TRACT, 105.52 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 6086.150+ SQUARE FEET. LYING ABOVE A HORIZONTAL PLANE AT THE VERTICAL ELEVATION (CHICAGO CITY DATUM) OF 14.00 FEET AND BELOW THE HORIZONTAL PLANE AND WITHIN THE PERIMETER FORMED BY CONNECTING THE VERTICES FORMED BY CONNECTING THE VERTICAL ELEVATION POINTS ATTACHED TO THE FOLLOWING CALLS OF THE PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 26' 50" EAST ALONG THE WEST LINE OF SAID TRACT, 83.67 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF AN INTERIOR WALL, BEING THE POINT OF BEGINNING AND HAVING A VERTICAL ELEVATION OF 33.03 FEET; (THE FOLLOWING SEVEN (7) CALLS BEING ALONG THE CENTERLINE OF SAID INTERIOR WALLS); THENCE SOUTH 89 DEGREES 43' 42" EAST, 32.64 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 29 DEGREES 50' 45" EAST, 15.45 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89 DEGREES 43' 42" EAST, 11.85 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00 DEGREES 16' 18" WEST 5.83 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89 DEGREES 43' 42" WEST, 5.39 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00 DEGREES 16' 18" WEST, 7.24 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89 DEGREES 43' 42" WEST, 46.52 FEET TO A POINT ON THE WEST LINE OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00 DEGREES 26' 50" WEST ALONG THE WEST LINE OF SAID TRACT, 26.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 127.382+ SQUARE FEET.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832189, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES AS CONTAINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE CONDOMINIUM PARCEL RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832188.

PIN/Tax Code: 17-16-107-037-1157; 17-16-107-037-1373

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GRANTOR/GRAZTEE STATEMENT

The **Grantor**, or their agent affirms that, to the best of their 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.

1/28/2020
Dated

Joseph Winters
Joseph Winters

Alva Winters
Alva Winters

SUBSCRIBED AND SWORN TO
BEFORE ME This 21 day of January 2020

[Signature]
Notary Public

Commission Expires: 6/20/20



The **Grantees**, or their 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.

1/28/2020
Dated

Joseph Winters
Joseph Winters, as Trustee

SUBSCRIBED AND SWORN TO
BEFORE ME This 28 day of January 2020

[Signature]
Notary Public

Commission Expires: 6/30/20



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.]