

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

THE GRANTOR, WILLIAM  
GLAVE, 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,

WILLIAM R. GLAVE, Trustee  
of the WILLIAM R. GLAVE  
LIVING TRUST, dated  
December 19, 2019, of 6759  
West Forest Preserve Avenue, Unit 402, Chicago, Illinois 60634.

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:

UNIT NUMBER 402, TOGETHER WITH EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT PARKING SPACE 4 AND LIMITED COMMON ELEMENT STORAGE SPACE M, IN THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS, AS DELINEATED ON THE PLAT OF SURVEY OF THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

THAT PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE INDIAN BOUNDARY LINE, BEING ALSO THE SOUTHEASTERLY LINE OF WEST FOREST PRESERVE DRIVE, WITH THE EAST LINE OF NORTH OAK PARK AVENUE, AS SHOWN ON THE PLAT OF SURVEY RECORDED JANUARY 11, 1935 AS DOCUMENT 11544080: THENCE NORTH 58° 38' 11" EAST ALONG SAID INDIAN BOUNDARY LINE, 316.77 FEET; THENCE SOUTH 31° 21' 49" EAST 45.43 FEET; THENCE SOUTHERLY 24.65 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 52.50 FEET AND WHOSE CHORD BEARS SOUTH 17° 54' 43" WEST A DISTANCE OF 24.43 FEET; THENCE SOUTH 04° 27' 38" EAST 18.40 FEET; THENCE SOUTH 31° 21' 49" EAST 378.66 FEET; THENCE SOUTH 66° 00' 33" WEST 338.13 FEET; THENCE SOUTH 26° 07' 04" WEST 311.80 FEET TO THE EAST LINE OF SAID NORTH OAK PARK AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF NORTH OAK PARK AVENUE, BEING A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 2337.50 FEET, AN ARC DISTANCE OF 588.00 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 05° 29' 38" WEST, 586.45 FEET); THENCE NORTH 01° 42' 45" EAST ALONG THE EAST LINE OF SAID NORTH OAK PARK AVENUE, BEING A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 72.56 FEET TO THE PLACE OF BEGINNING, (EXCEPT THEREFROM THAT PART LYING EASTERLY OF THE FOLLOWING DESCRIBED LINES, BEGINNING AT A POINT ON THE INDIAN BOUNDARY LINE 270.01 FEET NORTH 58° 38' 11" EAST OF THE EAST LINE OF OAK PARK AVENUE; THENCE SOUTH 31° 58' 10" EAST 109.77 FEET; THENCE



Doc# 2004113116 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2020 10:40 AM PG: 1 OF 5

Above Space for Recorder's Use Only

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P5  
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SOUTHERLY 2.85 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 2.70 FEET AND WHOSE CHORD BEARS SOUTH 01° 45' 42" EAST A DISTANCE OF 2.72 FEET; THENCE SOUTHWESTERLY 21.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 41.50 FEET AND WHOSE CHORD BEARS SOUTH 43° 32' 30" WEST A DISTANCE OF 21.61 FEET; THENCE SOUTH 58° 38' 50" WEST 168.77 FEET; THENCE SOUTHWESTERLY 35.80 FEET ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY WITH A RADIUS OF 34.00 FEET AND WHOSE CHORD BEARS SOUTH 28° 28' 07" WEST A DISTANCE OF 34.17 FEET TO A POINT, SAID POINT BEING ALSO POINT "A"; THENCE SOUTH 01° 41' 57" EAST 159.89 FEET; THENCE SOUTHWESTERLY 9.30 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 08° 57' 24" WEST A DISTANCE OF 9.25 FEET; THENCE SOUTHWESTERLY 21.49 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 49.50 FEET AND WHOSE CHORD BEARS SOUTH 32° 02' 56" WEST A DISTANCE OF 21.32 FEET; THENCE SOUTH 48° 16' 12" WEST 43.89 FEET; THENCE SOUTHWESTERLY 14.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CORD BEARS SOUTH 69° 05' 37" WEST A DISTANCE OF 14.65 FEET; THENCE SOUTH 36° 07' 57" WEST 56.03 FEET TO THE EAST LINE OF NORTH OAK PARK AVENUE, ALSO EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINES, BEGINNING AT THE AFOREMENTIONED POINT "A" THENCE NORTH 88° 03' 57" WEST 21.49 FEET; THENCE NORTH 01° 56' 03" EAST 22.50 FEET; THENCE NORTH 88° 03' 57" WEST 94.66 FEET TO THE EAST LINE OF NORTH OAK PARK AVENUE) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-18-409-078-1026

Address of Real Estate: 6759 West Forest Preserve Avenue, Unit 402, Chicago, Illinois 60634

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.

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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.

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.

**REAL ESTATE TRANSFER TAX** 07-Feb-2020



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

13-18-409-078-1026 | 20200101698847 | 0-377-489-248

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

**REAL ESTATE TRANSFER TAX** 07-Feb-2020



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

13-18-409-078-1026 | 20200101698847 | 0-842-925-920

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

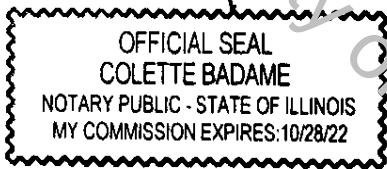
William Glave (SEAL)  
WILLIAM GLAVE

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 WILLIAM GLAVE, 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 December 19, 2019.

Commission expires 10/28, 2022



Colette Badame  
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:

WILLIAM R. GLAVE  
6759 West Forest Preserve Avenue, Unit 402  
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:

WILLIAM R. GLAVE  
6759 West Forest Preserve Avenue, Unit 402  
Chicago, Illinois 60634

COUNTY - ILLINOIS TRANSFER STAMPS

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

Date: December 19, 2019

Signature: Colette Badame

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## STATEMENT BY GRANTOR AND GRANTEE

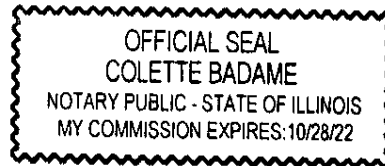
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: December 19, 2019

Signature: William Blume  
Grantor or Agent

Subscribed and sworn to before me  
on December 19, 2019.

Notary Public Colette Badame



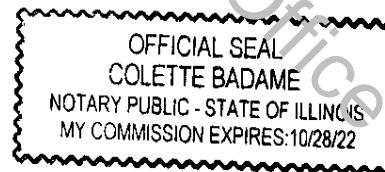
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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: December 19, 2019

Signature: William Blume  
Grantee or Agent

Subscribed and sworn to before me  
on December 19, 2019.

Notary Public Colette Badame



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.)