

UNOFFICIAL COPY

This instrument prepared by, and after recording, please return to:

Schoenberg, Finkel, Newman & Rosenberg, LLC
222 S. Riverside Plaza
Suite 2100
Chicago, Illinois 60606
Attention: Bruce E. Bell

Send subsequent tax bills to:

Lynne Bingaman, Trustee
1434 W. Hutchinson St.
Chicago, IL 60613

Commonly known as:

1434 W. Hutchinson St.
Chicago, IL 60613

PIN: 14-17-304-032-0000



Doc# 2004117114 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2020 03:58 PM PG: 1 OF 4

DEED IN TRUST

THE GRANTORS, Carl Bingaman and Lynne Bingaman, husband and wife, whose address is 1434 W. Hutchinson St., Chicago, Illinois 60613, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, CONVEY and QUIT CLAIM to GRANTEE, The Lynne Bingaman Declaration of Trust dated October 31, 2019, as amended, whose address is 1434 W. Hutchinson St., Chicago, Illinois 60613, all of their interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 IN ALBERT SULZER'S SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ (WEST OF CLARK STREET) OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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

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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 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 such 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 trust, 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.

REAL ESTATE TRANSFER TAX	10-Feb-2020
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

14-17-304-032-0000 | 20200101604396 | 0-387-909-472

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

REAL ESTATE TRANSFER TAX	10-Feb-2020
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

14-17-304-032-0000 | 20200101604396 | 0-768-375-648

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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 28th day of January, ~~2019~~ 2020 ~~PM~~

Carl Bingaman
Carl Bingaman

Lynne Bingaman
Lynne Bingaman

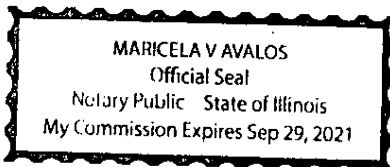
This transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

Bruce E. Bell Date: 1-28-2020

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and to said County, in the State aforesaid, DO HEREBY CERTIFY that Carl Bingaman and Lynne Bingaman, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 notarial seal this 28th day January, ~~2019~~ 2020 ma



M. Avalos
Notary Public

My Commission expires:
September 29, 2021

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 01 | 28 | 2020

SIGNATURE: Pam Clark
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

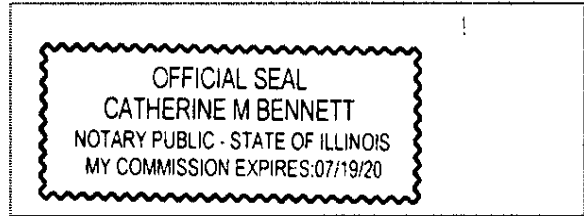
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Pam Clark

On this date of: 01 | 28 | 2020

NOTARY SIGNATURE: Catherine M. Bennett

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 01 | 28 | 2020

SIGNATURE: Pam Clark
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

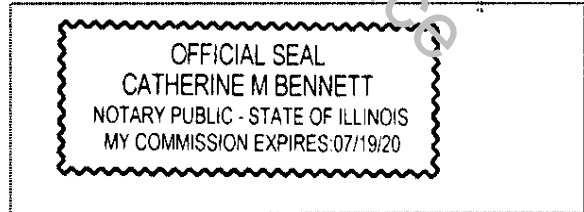
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Pam Clark

On this date of: 01 | 28 | 2020

NOTARY SIGNATURE: Catherine M. Bennett

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**