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2006306102

This instrument prepared by:

Bridget Maul
Schiller Ducanto & Fleck LLP
200 N. LaSalle St. 30th Floor
Chicago, IL 60601

Doc# 2006306102 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 11:36 AM PG: 1 OF 6

Mail future tax bills to:

Rupinder S. Dang
2113 N. Clark St.
Chicago, IL 60614

Mail this recorded instrument to:

Rupinder S. Dang
2113 N. Clark St.
Chicago, IL 60614

TRUSTEE'S DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, JULIE V. DANG, as Trustee of the Julie V. Dang Revocable Trust dated March 12, 2015, divorced and not since remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto RUPINDER S. DANG, Trustee of the Rupinder S. Dang Revocable Trust dated March 12, 2015 divorced and not since remarried, the following described real estate in the County of COOK and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 17-16-405-097-1336

Property Address: 780 S. Federal Street, Unit 780-1101, Chicago, IL 60605

together with the tenements and appurtenances thereunto belonging.

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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee(s) by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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

S
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REAL ESTATE TRANSFER TAX

03-Mar-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-16-405-097-1336 | 20200201628828 | 0-426-690-400

REAL ESTATE TRANSFER TAX

03-Mar-2020



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-16-405-097-1336 | 20200201628828 | 0-389-375-840

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

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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, to pledge or otherwise to 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 *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 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, her, 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

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In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and

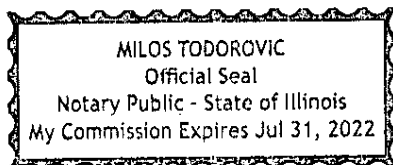
seal(s) this 26 day of February, 2020.

Julie V. Dang
JULIE V. DANG, Trustee of the Julie V. Dang Revocable
Trust dated 3/12/2015

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JULIE V. DANG, Trustee of the Julie V. Dang Revocable Trust dated 3/12/2015, 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 instrument as their free and voluntary act, 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 26TH day of FEBRUARY, 2020.



Milos Todorovic
Notary Public

My commission expires: 07/31/2022

**EXEMPT UNDER THE PROVISIONS OF
35 ILCS 200/31-45 PARAGRAPH E
ILLINOIS REAL ESTATE TRANSFER TAX LAW**

Signature of Seller, Buyer, or Attorney: [Signature]

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LEGAL DESCRIPTION

PARCEL A:

UNIT 780-1101 IN THE PRINTERS SQUARE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PRINTERS SQUARE CONDOMINIUM WHICH IS A PLAT OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 17 TO 32, BOTH INCLUSIVE, IN BRAND'S SUBDIVISION OF BLOCK 125 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 2, 5 (EXCEPT THE WEST 5.64 FEET OF THE NORTH HALF OF SAID LOT 5) 8, 11, 14, 17 AND 20 (EXCEPT THAT PART OF LOTS 2, 5, 8, 11, 14, 17 AND 20 LYING WEST OF THE EAST LINE OF ALLEY RUNNING NORTH AND SOUTH ACROSS THE REAR OF SAID LOTS AS LOCATED ON JULY 1, 1969) IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 0603134126 AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THAT PART OF PARCEL A LYING IN PARCEL 2 OF THE TRACT OF WHICH PARCEL A IS A PART, AS AFORESAID, AS SET FORTH IN AGREEMENT RECORDED AS DOCUMENT 5556380 AND IN AGREEMENT RECORDED AS DOCUMENT 13016949 OVER AND UPON THE NORTH AND SOUTH PRIVATE ALLEY RUNNING ACROSS THE REAR OR WESTERLY PORTION OF LOTS 2, 5, 8, 11, 14 AND 17 IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C:

EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A CONTAINED, AND MORE PARTICULARLY DEFINED AND DESCRIBED, IN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF JULY 8, 2005 AND RECORDED JULY 13, 2005 AS DOCUMENT 0519432173 MADE AMONG WATERTON PRINTERS' SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FEDERAL STREET I LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PRINTERS SQUARE GARAGE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY OVER AND ACROSS THE COMMERCIAL PARCEL DEFINED AND DESCRIBED THEREIN.

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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: 02/24, 2020

SIGNATURE: _____

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):

JULIE V. DANG, Trustee of the Julie V. Dang Revocable Trust dated March 12, 2015, and any amendments thereto

On this date of: _____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

MILOS TODOROVIC
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 31, 2022

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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: 2 | 28 |, 2020

SIGNATURE: _____

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):

RUPINDER S. DANG,
Trustee of the Rupinder S.
Dang Revocable Trust
dated March 12, 2015, and
any amendments thereto

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"
Judith A. Perillo
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/03/21

On this date of: 2 | 28 |, 2020

NOTARY SIGNATURE: _____

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. 3)**)