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2006917016

Doc# 2006917016 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2020 10:11 AM PG: 1 OF 5

DEED IN TRUST

This instrument was prepared by
and upon recording return to:

Jeffery S. Taylor, Esq.
Levun, Goodman & Cohen, LLP
500 Skokie Blvd., Suite 650
Northbrook, IL 60062

THE GRANTOR, Helen Novak, a widow and the surviving tenant of the tenancy by the entirety between Russell Novak and Helen Novak, of 367 W Locust Street, Unit 602, Chicago, Illinois 60610, in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims her interest to GRANTEE, the Helen K. Novak Revocable Trust dated February 14, 2006, as amended, Helen K. Novak, Trustee, of 367 W Locust Street, Unit 602, Chicago, Illinois 60610, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number (PIN): 17-04-435-052-1010

Address of Real Estate: 367 W. Locust Street, Unit 602, Chicago, Illinois 60610;
and Parking spaces P-35 and P-37;
and Storage Unit SL-602 and Private Terrace Unit 602

TO HAVE AND TO HOLD said real estate and appurtenances thereon upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

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 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 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

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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, 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 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.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law


Agent for Grantor/Grantee
2/20/2020
Date

SIGNATURES ON FOLLOWING PAGE

REAL ESTATE TRANSFER TAX 06-Mar-2020



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-04-436-062-1010 | 20200301633733 | 0-499-003-232

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

REAL ESTATE TRANSFER TAX 06-Mar-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-04-436-062-1010 | 20200301633733 | 0-432-451-424

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Dated as of this 20 day of February, 2020.

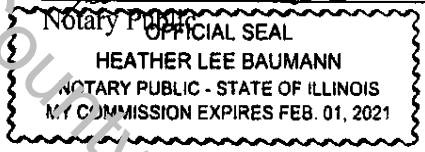
Helen Novak (Seal)
Helen Novak

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for the said County, the State aforesaid, DO HEREBY CERTIFY that **Helen Novak**, 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 she signed, sealed and delivered the said instrument as her 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, this 20th day of February, 2020.

Commission expires February 01 2021 Heather Lee Baumann



Send subsequent tax bills to:

Helen Novak, Trustee
367 W. Locust Street
Unit 602
Chicago, Illinois 60610

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LEGAL DESCRIPTION

DWELLING UNIT 602 IN THE SL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 23, 24, 25 AND 26 IN BLOCK 8 IN DELAVAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 13,004 SQ.FT. OR 0.30 ACRES MORE OF LESS.

PARCEL 2:

LOT 6 IN BLOCK 28 IN JOHNSTON ROBERTS AND STORR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 5,914 SQ.FT. OR 0.13 ACRES MORE OR LESS.

PARCEL 3:

LOT 5 IN BLOCK 28 IN JOHNSTON ROBERTS AND STORR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 5,467 SQ.FT. OR 0.13 ACRES MORE OR LESS.

WHICH SURVEY IS ATTACHED TO AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2016 AS DOCUMENT NUMBER 1633334030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR THE PURPOSES OF A PORTION OF THE STRUCTURE BUILT ON THE EASEMENT PARCEL AND INGRESS AND EGRESS AS SET FORTH AN EASEMENT AGREEMENT DATED JUNE 20, 2016 AND RECORDED JUNE 20, 2016 AS DOCUMENT 1617245053.

PARCEL 5:

THE EXCLUSIVE RIGHT TO THE USE OF **PARKING SPACE(S) P-35 AND P-37, STORAGE UNIT SL-602 AND PRIVATE TERRACE UNIT 602**, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

COMMONLY KNOWN AS: **DWELLING UNIT 602 AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) P-35 AND P-37, STORAGE UNIT SL-602 AND PRIVATE TERRACE UNIT 602 LOCATED AT 367 W. LOCUST STREET** IN THE SL CONDOMINIUM, CHICAGO, ILLINOIS 60610.

PIN: 17-04-436-062-1010

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 02 | 20 | 20 20

SIGNATURE: [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:

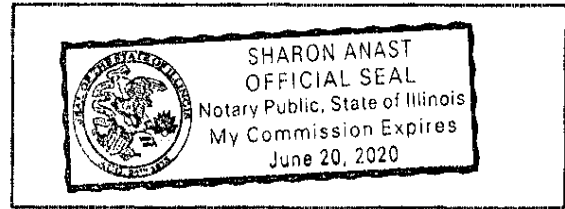
Sharon Anast

By the said (Name of Grantor): Helen Novak

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 20 | 20 20

NOTARY SIGNATURE: [Signature]



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 title to real estate under the laws of the State of Illinois.

DATED: 02 | 20 | 20 20

SIGNATURE: [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:

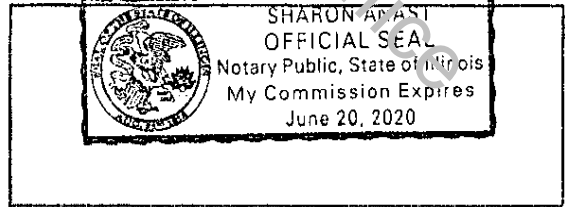
Sharon Anast

By the said (Name of Grantee): Helen K. Novak Revocable Trust
dated February 14, 2006

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 20 | 20 20

NOTARY SIGNATURE: [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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)