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QUIT CLAIM DEED IN TRUST

Reserved for Recd Doc#: 2007655069 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 03/16/2020 10:01 AM Pg: 1 of 4

Dec ID 20200201624924

ST/CO Stamp 1-697-558-368

City Stamp 1-777-344-352

THIS INDENTURE WITNESSETH, That the Grantor, **GW KINZIE PARK, LLC**, of the County of Cook and State of Illinois for and in consideration of **TEN AND 00/100 DOLLARS**, and other good and valuable considerations in hand paid, **CONVEYS** and **QUITCLAIMS** unto **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, whose address is 10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603, as Trustee under the provisions of a Trust Agreement dated the 25th day of November, 2019, and known as Trust Number **8002382321**, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF:

Permanent Tax Number: 17-09-112-053-0000

Property Address: 465 N. Canal Street, Chicago, IL 60654

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 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 99 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 or their predecessor in trust.

Chicago Title

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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 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this _____ day of _____, 2020.

GW KINZIE PARK, LLC BY GW PROPERTY GROUP, LLC-SERIES 18, ITS MANAGER BY SHAI WOLKOWICKI & THE MITCHELL GOLTZ LIVING TRUST DATED JUNE 11, 2014, ITS MANAGERS:

Shai Wolkowicki (Seal)
SHAI WOLKOWICKI

Mitchell Goltz (Seal)
THE MITCHELL GOLTZ LIVING TRUST DATED
JUNE 11, 2014

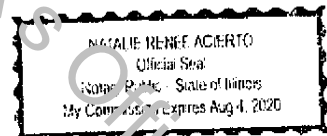
THIS INSTRUMENT WAS PREPARED BY:
GW KINZIE PARK, LLC
2211 N. ELSTON AVE, STE. 304
CHICAGO, IL 60614

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that said grantor/s personally known to me to be the same person/s whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/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 notarial seal this 26th day of FEBRUARY, 2020.

Natalie Renee Acierro
NOTARY PUBLIC



AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LASALLE ST., SUITE 2750
CHICAGO, IL 60603

OR BOX NO. 333 (COOK COUNTY ONLY)

SEND FUTURE TAX BILLS TO: CTLTC 8002382321
465 N. CANAL STREET
CHICAGO, IL 60654

Exempt under provisions of paragraph E. Section 31-45,
Real Estate Transfer Tax Act.

2/26/2020
Date [Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		06-Mar-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-09-112-053-0000 20200201624924 1-697-558-368		

REAL ESTATE TRANSFER TAX		06-Mar-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-09-112-053-0000 20200201624924 1-777-344-352		

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 2/26/2020 Signature: Shai Wolkowicki
Grantor or Agent

Dated 2/26/2020 Signature: Mitch Golz
Grantor or Agent

Subscribed and sworn to before me
by the said Mitch Golz and Shai Wolkowicki,
dated 2/26/2020



Notary Public Natalie Renee Acunto

The grantee or his 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 title to real estate under the laws of the State of Illinois.

Dated 2/26/2020 Signature: Shai Wolkowicki
Grantee or Agent

Subscribed and sworn to before me
by the said Shai Wolkowicki,
dated 2/26/2020



Notary Public Natalie Renee Acunto

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

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LEGAL DESCRIPTION

Order No.: 20000463RL

For APN/Parcel ID(s): 17-09-112-053-0000

PARCEL 1:

LOT 33 IN KINZIE PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS, BLOCKS AND VACATED STREETS AND ALLEYS IN WABANSIA, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT 99712460, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT 99514088.

Property of Cook County Clerk's Office