

UNOFFICIAL COPY



Chicago Title Insurance Company

Trustees' Deed in Trust

WHEN RECORDED MAIL TO:

James Winikates
Lynn C. Winikates
7575 Lake St., Unit 3A
River Forest, IL 60305

SEND TAX BILLS TO:

James Winikates
Lynn C. Winikates
7575 Lake St., Unit 3A
River Forest, IL 60305

Doc#: 2009920316 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/08/2020 12:55 PM Pg: 1 of 6

Dec ID 20200301637873
ST/CO Stamp 0-634-691-808 ST Tax \$520.00 CO Tax \$260.00

Above Space for Recorder's Use Only

The GRANTORS, David J. Hunt, Thomas C. Hunt, and Elizabeth Hunt Boyle, Successor Co-Trustees of the Mary J. Hunt Declaration of Trust dated July 16, 1992, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the power and authority given to them as such Co-Trustees, hereby CONVEY and QUIT CLAIM unto the GRANTEES, James Winikates and Lynn C. Winikates as co-trustees of the Winikates Family Trust dated December 26, 2018, of which James Winikates and Lynn C. Winikates, husband and wife, are the primary beneficiaries, said beneficial interest to be held as TENANCY BY THE ENTIRETY, all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Chicago Title

See attached Exhibit -A-

20GNW871042WC

Property Address: 7575 Lake St. 3A, River Forest, IL 60305

Permanent Index Number: 15-12-219-037-1005

Subject only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing.

This conveyance is made without warranty, express or implied, and is made by David J. Hunt, Thomas C. Hunt, and Elizabeth Hunt Boyle as Successor Co-Trustees of the Mary J. Hunt Declaration of Trust dated July 16, 1992, and on condition that David J. Hunt, Thomas C. Hunt, and Elizabeth Hunt Boyle shall have no liability in their individual capacities on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed shall be against the Trust only.

UNOFFICIAL COPY

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, 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 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 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 applications 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.

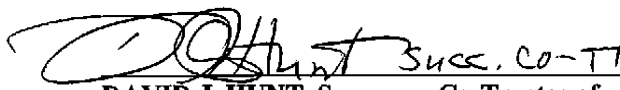
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor, **David J. Hunt as Successor Co-Trustee of the Mary J. Hunt Declaration of Trust dated July 16, 1992**, has caused his name to be signed to this instrument as follows:

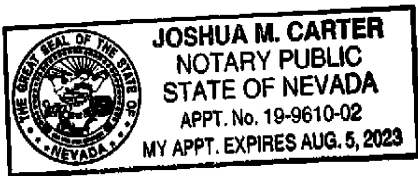
Dated: 03/26/2020

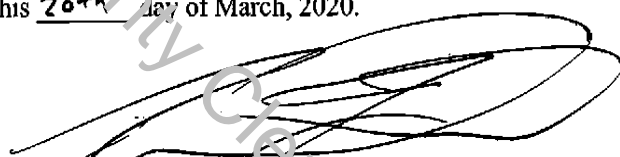

DAVID J. HUNT, Successor Co-Trustee of the Mary J. Hunt Declaration of Trust dated July 16, 1992

STATE OF Nevada)


COUNTY OF Washoe)



The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **David J. Hunt**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act and deed as Trustee aforesaid, for the uses and purposes therein set forth. Given under my hand and official seal, this 26th day of March, 2020.




Notary Public

My Commission Expires: Aug 5, 2023

VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax
Date 3/19/20 Amt Paid 520.00

REAL ESTATE TRANSFER TAX		30-Mar-2020
	COUNTY:	260.00
	ILLINOIS:	520.00
	TOTAL:	780.00
15-12-219-037-1005 20200301637873 0-634-691-808		

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor, **Thomas C. Hunt** as Successor Co-Trustee of the **Mary J. Hunt Declaration of Trust dated July 16, 1992**, has caused his name to be signed to this instrument as follows:

Dated: March 20, 2020

Thomas C. Hunt
THOMAS C. HUNT, Successor Co-Trustee
of the Mary J. Hunt Declaration of Trust
dated July 16, 1992

STATE OF New York)

COUNTY OF Erie)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Thomas C. Hunt**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act and deed as Trustee aforesaid, for the uses and purposes therein set forth. Given under my hand and official seal, this 20th day of March, 2020.

TANITSHA M SIKES
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01SI6111999
COMM. EXP. 06/28/2020

Tanisha M Sikes
Notary Public

My Commission Expires: 6/28/2020

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor, **Elizabeth Hunt Boyle** as Successor Co-Trustee of the **Mary J. Hunt Declaration of Trust** dated July 16, 1992, has caused his name to be signed to this instrument as follows:

Dated: March 20, 2020

Elizabeth Hunt Boyle
ELIZABETH HUNT BOYLE, Successor Co-Trustee of the Mary J. Hunt Declaration of Trust dated July 16, 1992

STATE OF IL)

COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Elizabeth Hunt Boyle**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act and deed as Trustee aforesaid, for the uses and purposes therein set forth. Given under my hand and official seal, this 20 day of March, 2020.

M.J. Swank
Notary Public

My Commission Expires: 1-4-2022



THIS INSTRUMENT WAS PREPARED BY:
Matthew J. Swank / Peter J. Latz & Associates LLC
104 N. Oak Park Avenue, Suite 200
Oak Park, Illinois 60301

UNOFFICIAL COPY

Exhibit -A-

Property Address: **7575 Lake St. 3A, River Forest, IL 60305**

Permanent Index Number: **15-12-219-037-1005**

Legally described as follows:

PARCEL 1:

UNIT NUMBER 3-A IN CENTENNIAL HOUSE CONDOMINIUM, 7575 WEST LAKE STREET, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 TO 13, BOTH INCLUSIVE, IN P. L. MURPHY'S SUBDIVISION OF LAND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 12, 1981 AS DOCUMENT NUMBER 25803572, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NOS. 21 AND 37, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.