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2020-01156-AC

WARRANTY DEED IN TRUST

Doc#: 2010420176 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/13/2020 11:28 AM Pg: 1 of 5

Dec ID 20200301638698
ST/CO Stamp 1-770-504-416
City Stamp 0-182-960-352

PREPARED BY AND RETURN
AFTER RECORDING TO:

Jeffrey M. Hucek
Attorney at Law
2015 Spring Road, Suite 280
Oak Brook, IL 60523

SEND SUBSEQUENT TAX
BILLS TO:

Jay M. Dutton
41 E. Schiller Street
Chicago, IL 60610-2109

The above space for recorder's use only

THE GRANTORS, JAY M. DUTTON and AMY C. PLACE, husband and wife, of the City of Chicago, County of Cook, State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and warrant to JAY M. DUTTON, not individually, but solely as Trustee under the provisions of the JAY M. DUTTON TRUST DATED SEPTEMBER 15, 2003, as amended, of 41 E. Schiller Street, Chicago, Illinois 60610, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook and State of Illinois:

See attached Exhibit "A."

Permanent Real Estate Index Nos.: 17-03-105-004-0000
17-04-217-136-1139
17-04-217-136-1140
17-04-217-136-1105
17-04-217-136-1106

Addresses of Real Estate: 41 E. Schiller Street, Chicago, Illinois 60610

1344 North Dearborn Street, Parking Units G-105, G-106, G-217,
G-218, Chicago, Illinois 60610

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said real estate 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 real estate 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 real

PREMIER TITLE

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estate or any part thereof; to lease said real estate, 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 real estate, 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 real estate or any part thereof; and to deal with said real estate 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 real estate, or to whom said real estate 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 real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, 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 all amendments thereof, if any, 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 under said trust agreement 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 grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise.

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Exhibit "A"

PARCEL 1:

THE EAST 25 FEET OF THE WEST 125 FEET OF LOT 35 IN ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNITS NO. G-105 & G-106 IN THE 1344 NORTH DEARBORN PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 AND THE NORTH 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47-10/12 FEET) IN BRANSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOT 6 AND THE SOUTH 1/5 OF LOT 5 IN BORDEN, MILLER AND WOOLTING'S SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47-10/12 FEET THEREOF), IN BRONSORI'S ADDITION TO CHICAGO;

WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99936671, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

UNITS NO. G217 AND G218 IN THE 1344 NORTH DEARBORN PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 AND THE NORTH 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47-10/12 FEET) IN BRANSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOT 6 AND THE SOUTH 1/5 OF LOT 5 IN BORDEN, MILLER AND WOOLTING'S SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47-10/12 FEET THEREOF), IN BRONSORI'S ADDITION TO CHICAGO;

WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99936671, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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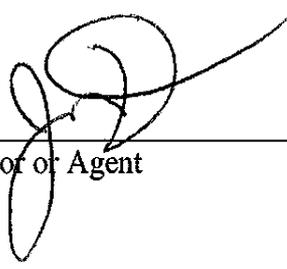
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 16, 2020

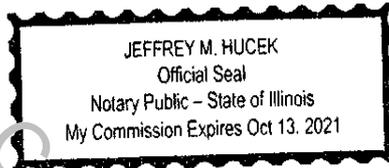
Signature: _____

Grantor or Agent



Subscribed and sworn to before me this 16th day of March, 2020.

Jeffrey M. Hucek
Notary Public



The grantee or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 16, 2020

Signature: _____

Grantee or Agent



Subscribed and sworn to before me this 16th day of March, 2020.

Jeffrey M. Hucek
Notary Public

