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PREPARED BY:

Randy Weinstein
4044 N Lincoln Ave, Suite 300
Chicago, IL 60618

Doc#: 2021139275 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/29/2020 02:10 PM Pg: 1 of 5

Dec ID 20200601604374
ST/CO Stamp 0-679-785-184
City Stamp 1-405-711-072

MAIL TAX BILL TO:

Gary R. Silverman
415 East North Water St.
Unit 3006
Chicago, IL 60611

MAIL RECORDED DEED TO:

Gary R. Silverman
415 East North Water St.
Unit 3006
Chicago, IL 60611

Chicago Title 20A20170086NA

Trustee's Quit Claim Deed

THE GRANTOR, Diane G. Silverman as trustee for the Diane G. Silverman Revocable Trust as amended and restated on January 26, 2012 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to Gary R. Silverman as trustee for the Diane Silverman 2020 Irrevocable Trust under agreement dated May 26, 2020 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number(s): 17-03-226-065-1043
Property Address: 180 E. Pearson St., Unit 3901, Chicago, Illinois 60611

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 CONVEY EITHER WITH OR WITHOUT CONSIDERATION, TO CONVEY SAID PREMISES OR ANY PART THEREOF TO A SUCCESSOR OR SUCCESSORS IN TRUST AND TO GRANT 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 OF 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 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 SAME TO DEAL WITH THE SAME,

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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 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 EXPENDIENCY 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 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 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

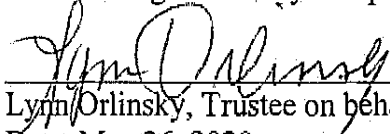
Dated this 26 Day of May, 2020



Diane G. Silverman as trustee for the Diane G. Silverman Revocable Trust as amended and restated on January 26, 2012

TRUSTEE ACCEPTANCE

The undersigned hereby accepts the foregoing conveyance/transfer.



Lynn Orlinsky, Trustee on behalf of herself and Gary R. Silverman, Trustee

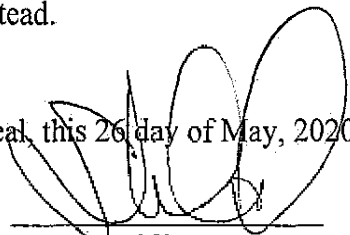
Date: May 26, 2020

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. E and Cook County Ord. 93-0-27 par. E

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I, the undersigned, a Notary Public in and for the County of Palm Beach in the State of Florida, do hereby certify that Diane G. Silverman, 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 his/her/their 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 26 day of May, 2020



Notary Public

My commission expires:



Property of Cook County Clerk's Office

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EXHIBIT A

UNIT NUMBER 3901 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN CALLED CONDOMINIUM PROPERTY) IN COOK COUNTY, ILLINOIS

LOTS 4 THROUGH 18 BOTH INCLUSIVE AND INCLUDING LOTS 7A, 7B, 7C, 7D, 7E, 7F, 11A AND 11B, IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF A PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 23339677, WHICH SURVEY HEREIN CALLED 'SURVEY') IN ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS (HEREIN CALLED DECLARATION) RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON MARCH 29, 1976 AS DOCUMENT 23432350; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his/her 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 May 26, 2020

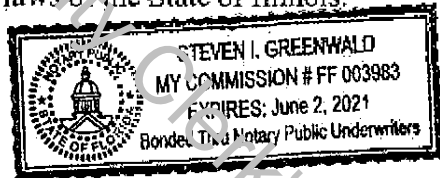
Signature *Diane Silverman*
Grantor or Agent — DIANE SILVERMAN

Subscribed and sworn to before me by the said grantor affiant this 26 day of May, 2020

Notary Public _____

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

Dated May 26, 2020



Signature *Lynn Orlinsky*
Lynn Orlinsky, Trustee, Grantee or Agent, on behalf of herself and Gary R. Silverman, Trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

Subscribed and sworn to before me by the said grantor affiant this 26 day of May, 2020

Notary Public _____

Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

