

# UNOFFICIAL COPY

Doc#: 2022520001 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/12/2020 08:43 AM Pg: 1 of 5

Dec ID 20200601616012  
ST/CO Stamp 1-581-222-624  
City Stamp 0-446-016-224

\_\_\_\_\_[The Above Space For Recorder's Use Only]\_\_\_\_\_

## QUIT CLAIM DEED IN TRUST

THE GRANTOR, **BERNARD J MICHNA**, a married man, of the City of RIVERWOODS, County of LAKE, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid,

CONVEY(s) and QUIT CLAIM(s) to

**BERNARD J. MICHNA and GINGER RIDINGS, AS CO-TRUSTEES OF THE 71 E. DIVISION 1206 TRUST  
DATED DECEMBER 2, 2019  
71 E DIVISION ST, UNIT 1206, CHICAGO, IL 60610**

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO.  
THIS IS NOT HOMESTEAD PROPERTY.**

Permanent Real Estate Index Number(s): **17-03-200-080-1054  
17-03-200-080-1128**

Address(es) of Real Estate: **71 E DIVISION ST, UNIT 1206, CHICAGO, IL 60610**

**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 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 consideration as it would be lawful for any person owing the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 predecessors in trust.

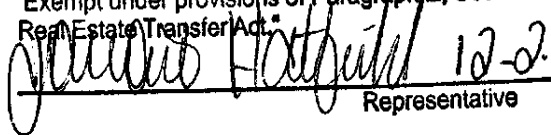
The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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


Dated this 2nd day of December, 2019

  
 \_\_\_\_\_  
 BERNARD J. MICHINA

"Exempt under provisions of Paragraph E, Section 4,  
 Real Estate Transfer Act."

  
 \_\_\_\_\_  
 Representative

REAL ESTATE TRANSFER TAX		28-Jun-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-200-080-1054   20200601616012   1-581-222-624		

REAL ESTATE TRANSFER TAX		28-Jun-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-03-200-080-1054   20200601616012   0-446-016-224		

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

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

BERNARD J MICHNA, a married man

personally known to me to be the same person whose name is/are 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 official seal, this 2 day of December, 2019

Laura B Massey  
Notary Public



My Commission Expires 3/3 20 21

### TRUSTEE ACCEPTANCE

The Grantees, BERNARD J. MICHNA and GINGER RIDINGS, as Co-Trustees under the provisions of a trust dated the 2nd day of December, 2019, hereby acknowledge and accept this conveyance into said trust.

Bernard J. Michna  
Bernard J. Michna, as co-trustee aforesaid  
Ginger Ridings  
Ginger Ridings, as co-trustee aforesaid

This instrument was prepared by: BERNARD J MICHNA, 3100 Dundee Rd, Suite 406, Northbrook, IL 60062

Send Subsequent Tax Bills to: BERNARD J MICHNA, CO-TRUSTEE, 3100 Dundee Rd, Suite 406, Northbrook, IL 60062

MAIL TO: BERNARD J MICHNA, CO-TRUSTEE, 3100 Dundee Rd, Suite 406, Northbrook, IL 60062

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## LEGAL DESCRIPTION

UNITS 1206 AND EAST 4 IN THE GOLD COAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 14 FEET OF LOT 4 AND ALL OF LOTS 5 TO 11, IN DORMAN'S SUBDIVISION OF LOT 1 (EXCEPT THE WEST 50 FEET THEREOF) IN KRAUSS' SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91433270, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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

Dated: 12-2, 20 19

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 2  
day of December, 20 19.

Laura B Massey  
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: 12/2, 20 19

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 2  
day of December, 20 19.

Laura B Massey  
Notary Public



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.