

UNOFFICIAL COPY

DEED IN TRUST (Illinois)

Doc#: 2026720172 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2020 11:11 AM Pg: 1 of 4
Dec ID 20200801651362
ST/CO Stamp 0-290-701-024
City Stamp 1-030-676-192

THE GRANTORS, Andrew Selby and Stephanie Lafferty Stephanie Selby, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) dollars and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM:

50 percent of the total undivided interest in the subject property unto Andrew W. Selby, Grantee, 1344 W. George Street, #2, Chicago, Illinois 60657, as Trustee of the Andrew W. Selby Trust Number One dated May 7, 2020 (hereinafter referred to as "said trustee," regardless of the number of trustees), of which he is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement and 50 percent of the total undivided interest in the subject property unto Stephanie S. Selby, Grantee, 1344 W. George Street, #2, Chicago, Illinois 60657, as Trustee of the Stephanie S. Selby Trust Number One dated May 7, 2020 (hereinafter referred to as "said trustee," regardless of the number of trustees), of which she is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, said beneficial interests of said husband and wife to the homestead property to be held as tenants by the entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Above Space for Recorder's Use Only

PARCEL 1:

UNIT 1344-2 IN THE BUNRATTY CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF PART OF MICHAEL DIVERSEY'S DIVISION AND RESUBDIVISION THEREOF IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDO RECORDED AS DOCUMENT 0010792590, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010792590, AS AMENDED BY DOCUMENT NUMBER 0616431645.

Commonly Known As: 1344 W. George Street, #2, Chicago, Illinois 60657

Permanent Real Estate Index Number: 14-29-122-052-1003

TO HAVE AND TO HOLD, the said real estate with the appurtenances not as joint tenants nor as tenants in common but as **TENANTS BY THE ENTIRETY** forever, upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

Full power and authority are hereby granted to said trustees 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 resubdivide 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 trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real 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

S
P
S
M
SC
E
INT

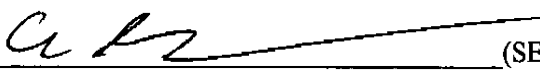
UNOFFICIAL COPY

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 real estate; 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 trustees or any successor in trust 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 trustees or any successor in trust, 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 the trust agreements have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said trust agreements were in full force and effect; (b) that such conveyance or other instruments were executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreements or in an amendment thereof, if any, and binding upon all beneficiaries thereunder; (c) that said trustees or any successor in trust were 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, hers or their predecessors 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. The intention hereof being to vest in Andrew W. Selby, as Trustee of the Andrew W. Selby Trust Number One dated May 7, 2020 and Stephanie S. Selby, as Trustee of the Stephanie S. Selby Trust Number One dated May 7, 2020, the entire legal and equitable title in fee simple, as TENANTS BY THE ENTIRETY, in and to the real estate above described.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 15th day of May, 2020.



Andrew Selby (SEAL)




Stephanie Lafferty n/k/a Stephanie Selby (SEAL)

The Grantees, Andrew W. Selby, as Trustee of the Andrew W. Selby Trust Number One dated May 7, 2020 and Stephanie S. Selby, as Trustee of the Stephanie S. Selby Trust Number One dated May 7, 2020 hereby acknowledge and accept this conveyance into their respective trusts.



Andrew W. Selby, as trustee aforesaid (SEAL)



Stephanie S. Selby, as trustee aforesaid (SEAL)

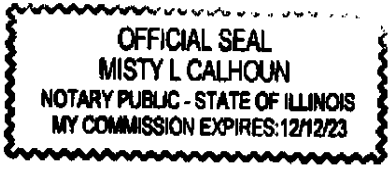
UNOFFICIAL COPY

State of Illinois)
) SS I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY
 County of Cook) CERTIFY that ANDREW SELBY and STEPHANIE LAFFERTY N/K/A STEPHANIE SELBY
 known to me to be the same persons whose names are subscribed to the foregoing instrument,
 appeared before me this day in person, and acknowledged that they signed, sealed and delivered
 the said instrument as their free and voluntary act, for the uses and purposes set forth, including
 the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of July, 2020.

Commission expires 12 DEC, 2023

 NOTARY PUBLIC



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45(e).

Date: July 1, 2020 Sign: Whitney Helms, Attorney

Property of Cook County Clerk's Office

This instrument was prepared by: KANTOR APTER & ESPOSITO, LTD., 650 Dundee Road, Suite 160, Northbrook, Illinois 60062

AFTER RECORDING, MAIL TO:
 Myron Kantor
 Kantor Apter & Esposito, Ltd.
 650 Dundee Road, Suite 160
 Northbrook, Illinois 60062

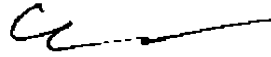
SEND SUBSEQUENT TAX BILLS TO:
 Andrew W. Selby and Stephanie S. Selby, Trustees
 1344 W. George Street, #2
 Chicago, Illinois 60657

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE


The grantors affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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: July 1st, 2020

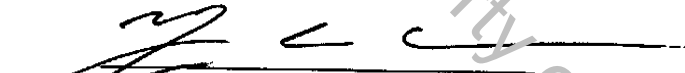


ANDREW SELBY

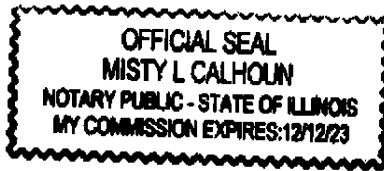
Subscribed and Sworn to before me
this 1st day of July, 2020



STEPHANIE LAFFERTY N/K/A STEPHANIE SELBY



Notary Public



The grantees affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are 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: July 1st, 2020




ANDREW W. SELBY, Trustee

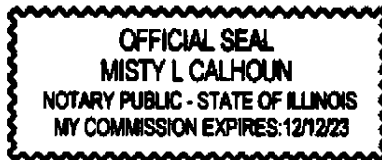
Subscribed and Sworn to before me
this 1st day of July, 2020



STEPHANIE S. SELBY, Trustee



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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]