

# UNOFFICIAL COPY

Doc#. 2029418238 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/20/2020 12:33 PM Pg: 1 of 4

## DEED IN TRUST STATUTORY ILLINOIS

Dec ID 20200901686214  
ST/CO Stamp 0-939-190-752  
City Stamp 2-069-822-176

### MAIL TO:

Emily Rozwadowski, Esq.  
Spencer & Rozwadowski, LLP  
5940 N. Sheridan Road  
Chicago, IL 60660

### NAME AND ADDRESS

#### OF TAXPAYER:

Diane J. Moore  
3200 N. Lake Shore Drive #1111  
Chicago, IL 60657

The GRANTOR, Diane J. Moore, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to Diane J. Moore as Trustee, of the DIANE J. MOORE TRUST, DATED THE 20th DAY OF AUGUST, 2020, and all and every Successor Trustee or Trustees, the following described real estate:

### PARCEL 1:

UNIT NUMBER 1111 AS DELINEATED ON SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCE):

THAT PART OF ORIGINAL LOTS 27 AND 28 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF MELROSE STREET 146 FEET 6.5 INCHES WEST OF THE INTERSECTION OF THE SOUTH LINE OF MELROSE STREET AND THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH 101 FEET 6.5 INCHES ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 27 IN PINE GROVE AFORESAID AND 1098 FEET 7.5 INCHES EAST OF THE EAST LINE OF EVANSTON AVENUE, THENCE EAST 9 FEET MORE OR LESS TO A POINT 139 FEET 7 INCHES WEST OF AND PARALLEL TO THE WEST LINE OF SHERIDAN ROAD, THENCE SOUTH ON SAID LINE TO A POINT IN THE NORTH LINE OF BELMONT AVENUE (BEING A LINE 33 FEET NORTH OF THE SOUTH LINE OF ORIGINAL LOT 28 IN PINE GROVE) 139 FEET 7 INCHES WEST OF THE WEST LINE OF SHERIDAN ROAD; THENCE EAST ALONG THE NORTH LINE OF BELMONT AVENUE 139 FEET 7 INCHES TO THE WEST LINE OF SHERIDAN ROAD; THENCE NORTH ALONG THE WEST LINE OF SHERIDAN ROAD; THENCE NORTH ALONG THE WEST LINE OF SHERIDAN ROAD 321 FEET 1 INCH TO THE SOUTH LINE OF MELROSE STREET; THENCE WEST ALONG THE SOUTH LINE OF MELROSE STREET 148

20-31326  
North American Title Company  
1776A S. Naperville Rd #200  
Wheaton, IL 60189

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FEET 6.5 INCHES TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR HARBOR HOUSE CONDOMINIUM ASSOCIATION MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 20, 1975 AND KNOWN AS TRUST NUMBER 50400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23481866 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS APPURTENANT TO PARCE 1 AS CREATED BY DOCUMENT DATED SEPTEMBER 17, 1951 AND RECORDED SEPTEMBER 26, 1971 AS DOCUMENT NUMBER 5178910 AND AS AMENDED BY AN AGREEMENT RECORDED JULY 19, 1967 AS DOCUMENT NUMBER 20201519, OR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-21-314-048-1099

Address of Real Estate: 3200 N. Lake Shore Drive #1111 Chicago, IL 60657

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all homestead rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustees, who shall have the authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or Successor Trustees or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver ever such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her or their predecessor in trust.

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STATE OF ILLINOIS       )  
   ) SS.  
 COUNTY OF LAKE        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me and signed said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 20 day of August, 2020.



[Signature] (SEAL)

**Grantors Name, Address, phone:**  
 Diane J. Moore  
 3200 N. Lake Shore Drive #1111  
 Chicago, IL 60657

**Grantees Name Address, phone:**  
 Diane J. Moore, Trustee of the Diane J. Moore  
 Trust  
 3200 N. Lake Shore Drive #1111  
 Chicago, IL 60657

SEND TAX STATEMENTS TO GRANTEE

This document prepared by:  
 EMILY ROZWADOWSKI  
 SPENCER & ROZWADOWSKI, LLP  
 5940 N. Sheridan Road  
 CHICAGO, IL 60660  
 Tel. 773-710-9588

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 9/14/2020

SIGNATURE: [Signature]

GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Cheryl Welsh

By the said (Name of Grantor): Betsy Dillingworth

AFFIX NOTARY STAMP BELOW

On this date of: 9/14/2020

NOTARY SIGNATURE: [Signature]

OFFICIAL SEAL  
CHERYL WELSH  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/23/22

### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 9/14/2020

SIGNATURE: [Signature]

GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Cheryl Welsh

By the said (Name of Grantee): Betsy Dillingworth

AFFIX NOTARY STAMP BELOW

On this date of: 9/14/2020

NOTARY SIGNATURE: [Signature]

OFFICIAL SEAL  
CHERYL WELSH  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/23/22

### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016