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Doc#: 2030646464 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/03/2020 04:10 PM Pg: 1 of 4

Deed In Trust (ILLINOIS)

Dec ID 20200601697054
ST/CO Stamp 1-965-880-800
City Stamp 0-892-138-976

Property address:
1111 S. WABASH AVE #2504
CHICAGO, IL 60605

PREPARED BY AND MAIL TO:

Santo Terenzio
Attorney at Law
19 Don Carlos Drive
Hanover Park, IL 60133

TAX BILL TO:

ANDREW LAUX AND LAURA LAUX
1111 S. WABASH AVE #2504
CHICAGO, IL 60605

Above Space for Recorder's Use Only

THE GRANTOR(s) ANDREW P. LAUX AND LAURA A. LAUX, HUSBAND AND WIFE, of 1111 S. WABASH AVE., #2504 CHICAGO, IL 60605, State of Illinois for and in consideration of TEN THOUSAND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) GRANT(s) and WARRANT(s) unto; **THE ANDREW AND LAURA LAUX TRUST DATED JUNE 1, 2020, ANDREW P. LAUX AND LAURA A. LAUX, as Co-Trustees**, each being the Grantors and Primary Beneficiaries of this Trust, and also husband and wife, whose principal residence is the subject property, not as joint tenants or tenants in common, but as Tenants by the Entirety, the following described real estate in the County of Cook and pursuant to Illinois statute: 765 ILCS 1005/1c, the interests of each Trustee as Husband and Wife are to be held as tenants by the entirety, this property being the homestead of Trustees, all under the provisions of said trust agreement and unto all and every successor or successors in trust under said trust agreements, the following described real estate situate, lying and being in the County of Cook and State of Illinois, to Wit:
COMMONLY KNOWN AS: 1111 S. WABASH AVE., #2504, CHICAGO, IL 60605
PIN: 17-15-309-039-1196 SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

PARCEL 1: UNIT 2504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1111 S. WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0335218122, AS AMENDED FROM TIME TO TIME, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 225, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER ACT.

FIDELITY NATIONAL TITLE

BUYER, SELLER OR REPRESENTATIVE

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways, or alleys; 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 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 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 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 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 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 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 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.


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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 obliged to see to the application of any purchase money, rent, or 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 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 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 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 earning, 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on this 1st DAY OF JUNE, 2020.



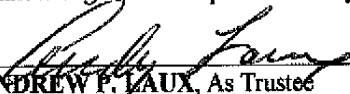
 ANDREW P. LAUX, individually



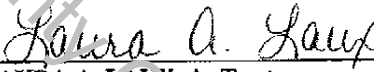
 LAURA A. LAUX, individually

TRUSTEE ACCEPTANCE:

The Grantee(s) ANDREW P. LAUX and LAURA A. LAUX, as Trustees under the provisions of a trust hereby acknowledges and accepts this conveyance into the said trust. As Trustee as Aforesaid:



 ANDREW P. LAUX, As Trustee

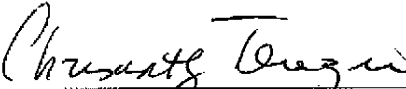


 LAURA A. LAUX, As Trustee

State of Illinois, County of DuPage ss. I, Santo Terenzio, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW P. LAUX AND LAURA A. LAUX, individually as Grantors, and as Trustees of THE ANDREW AND LAURA LAUX, DATED JUNE 1, 2020 as Grantees, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) 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 official seal



 Notary Public

This instrument was prepared by: SANTO TEREZIO ATTY AT LAW 19 Don Carlos Drive Hanover Park, IL 60133	Send subsequent tax bills to: ANDREW P. LAUX AND LAURA A. LAUX 1111 S. WABASH, #2504 CHICAGO, IL 60605	Recorder-mail recorded document to: SANTO TEREZIO ATTY AT LAW 19 Don Carlos Drive Hanover Park, IL 60133
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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: 6 | 1 | 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:

By the said (Name of Grantor): Santo Terenzio

On this date of: 6 | 1 | 2020

NOTARY SIGNATURE: Chrisanthly Terenzio

AFFIX NOTARY STAMP BELOW



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: 6 | 1 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

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

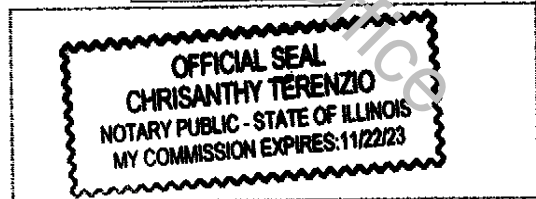
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Santo Terenzio

On this date of: 6 | 1 | 2020

NOTARY SIGNATURE: Chrisanthly Terenzio

AFFIX NOTARY STAMP BELOW




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)

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REAL ESTATE TRANSFER TAX		03-Oct-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-15-309-039-1196 20200601697054 0-892-138-976		

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

REAL ESTATE TRANSFER TAX		03-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-15-309-039-1196 20200601697054 1-965-880-800		

Exempt under provisions of E
County Transfer Tax Ordinance

10/3/2020
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office