



Doc# 2031604036 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/11/2020 11:01 AM PG: 1 OF 9

**TRUSTEE'S DEED IN TRUST
(ILLINOIS)**

Prepared By and

~~Return Recorded To:~~

Kelli Chase Plotz, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661

Send Subsequent Tax

Bills To:

Alejandro Silva, Co-Trustee
Bianca Silva, Co-Trustee
1155 North Dearborn Street, Apt. 1402
Chicago, Illinois 60610

(The Above Space for Recorder's Use Only)

THIS INDENTURE made by and between **Patricia Silva**, not individually, but solely as Successor Trustee of the **Madeline Silva Residuary Trust Created Under Madeline Silva Trust Dated September 10, 1997** (see **EXHIBIT B** for Acceptance of Successor Trustee of Madeline Silva Trust Dated September 10, 1997, attached hereto and made a part hereof), whose mailing address is 1155 North Dearborn Street, Apt. 703, Chicago, Illinois 60610 ("**Grantor**"), for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, **WARRANTS** and **CONVEYS** unto **Alejandro Silva** and **Bianca Silva**, not individually, but solely as Co-Trustees of the **Alejandro Silva Discretionary Trust (GST Exempt) Created Under Alberto Silva Trust Dated November 10, 1983**, whose mailing address is 47 Reeve Place, Apt. 7, Brooklyn, New York 11218 and unto **Bianca Silva** and **Caitlin Gillies** not individually, but solely as Co-Trustees of the **Bianca Silva Discretionary Trust (GST Exempt) Created Under Alberto Silva Trust Dated November 10, 1983**, whose mailing address is 1155 North Dearborn Street, Apt. 1402, Chicago, Illinois 60610, each as to an undivided one-half (1/2) interest, to be held as Tenants in Common, ("**Grantee**"), and to any and all successors as trustee designated under said trust agreement or who are legally appointed pursuant thereto, the following described real estate in the County of Cook in the State of Illinois, to be held by the grantee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility easements and roads and highways.

TO HAVE AND TO HOLD these premises with the tenements and appurtenances belonging to them on the trust and for the uses and purposes set forth and in the trust agreement.

Full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide the premises or any part of them; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part of it; to resubdivide the properties 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 all or part of the premises to a successor in trust and to grant to that successor in trust all title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber all or part of the property; to lease all or part of the property from time to time in possession or reversion by leases to commence contemporaneously or in the future, on any terms

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and for any period of time; to renew and extend leases on any terms and for any period of time; to amend, change or modify leases and their terms and provisions at any time; to contract to make leases and to grant options to lease, options to renew leases, and options to purchase all or part of the reversion; to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange all or part of the property for any other real or personal property; to grant easements or charges of any kind; to release and convey or assign any right, title, or interest in and about or easement appurtenant to all or part of the premises; or to do with the property and every part of it in all other ways and for such consideration as it would be lawful for any person owning the premises to deal with it, whether similar or different from the ways above specified, at any time.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part of them is conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to investigate the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to this real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other agreement; provided that, by delivery of such instruments, the trust created by this indenture and by the trust agreement was in full force and effect, that the conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this indenture and in the trust agreement or some amendment of it and binding on all beneficiaries under it, that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and that if the conveyance is made to a successor in trust, that such successor in trust was properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its predecessors in trust. The interest of each and every beneficiary under the trust 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 the real estate. That interest is hereby declared to be personal property. No beneficiary under this agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds of it as stated.

If the title to any of these lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate of it, or any memorial, the words "in trust", or "on condition", or "with limitations", or words of that import, in accordance with the statute.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the deed in trust delivered to that trustee in pursuance of the trust agreement. This deed is made subject to the lien of every trust deed or mortgage, if any, of record in the stated county affecting the property described above given to secure the payment of money, and remaining unreleased at the date of delivery.

I hereby declare this Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45, ¶D, of the Real Estate Transfer Tax Law.

Dated: August 27, 2020

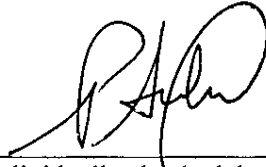
Signed: [Signature]
Kelly Chase Plotz, Attorney

REAL ESTATE TRANSFER TAX		[Signature page follows] 27-Oct-2020
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

Return to:
Loop Clerking Service, Inc
77 W Washington St, Ste 1414
Chicago IL 60602
312-508-5565

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EXECUTED this 27 day of August, 2020.



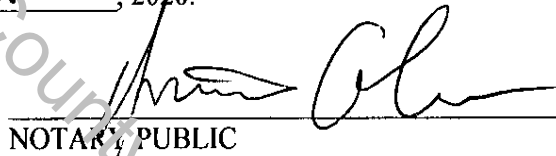
Patricia Silva, not individually, but solely as Trustee of the **Madeline Silva Residuary Trust Created Under Madeline Silva Trust Dated September 10, 1997**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

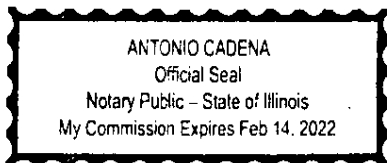
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia Silva, not individually, but solely as Successor Trustee of the Madeline Silva Residuary Trust Created Under Madeline Silva Trust Dated September 10, 1997, is personally known to me to 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 her free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and seal this 27 day of August, 2020.

Commission expires: 2.14.22


NOTARY PUBLIC

[SEAL]



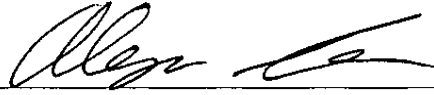
REAL ESTATE TRANSFER TAX		31-Oct-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-04-407-016-1038		20201001634945 0-055-161-824

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TRUSTEE ACCEPTANCE

The Grantee(s), Alejandro Silva and Bianca Silva, not individually, but solely as Co-Trustees under the provisions of the Alejandro Silva Discretionary Trust (GST Exempt) Created Under The Alberto Silva Trust Dated November 10, 1983, hereby acknowledge(s) and accept(s) this conveyance into the said trust.

Dated this 27th day of August, 2020.



Alejandro Silva, not individually, but solely as Co-Trustee of the Alejandro Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983

Bianca Silva, not individually, but solely as Co-Trustee of the Alejandro Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983

TRUSTEE ACCEPTANCE

The Grantee(s), Bianca Silva and Caitlin Gillies, not individually, but solely as Co-Trustees under the provisions of the Bianca Silva Discretionary Trust (GST Exempt) Created Under The Alberto Silva Trust Dated November 10, 1983, hereby acknowledge(s) and accept(s) this conveyance into the said trust.

Dated this 27th day of August, 2020.

Bianca Silva, not individually, but solely as Co-Trustee of the Bianca Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983



Caitlin Gillies, not individually, but solely as Co-Trustee of the Bianca Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983

Property of Cook County Clerk's Office

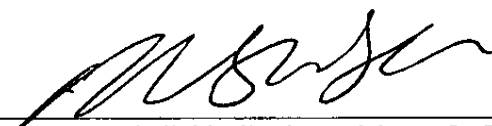
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TRUSTEE ACCEPTANCE

The Grantee(s), Alejandro Silva and Bianca Silva, not individually, but solely as Co-Trustees under the provisions of the Alejandro Silva Discretionary Trust (GST Exempt) Created Under The Alberto Silva Trust Dated November 10, 1983, hereby acknowledge(s) and accept(s) this conveyance into the said trust.

Dated this 27th day of August, 2020.

Alejandro Silva, not individually, but solely as Co-Trustee of the Alejandro Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983

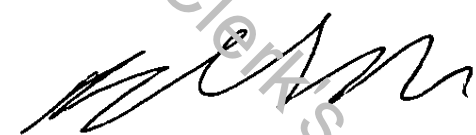


Bianca Silva, not individually, but solely as Co-Trustee of the Alejandro Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983

TRUSTEE ACCEPTANCE

The Grantee(s), Bianca Silva and Caitlin Gillies, not individually, but solely as Co-Trustees under the provisions of the Bianca Silva Discretionary Trust (GST Exempt) Created Under The Alberto Silva Trust Dated November 10, 1983, hereby acknowledge(s) and accept(s) this conveyance into the said trust.

Dated this 27 day of August, 2020.



Bianca Silva, not individually, but solely as Co-Trustee of the Bianca Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983

Caitlin Gillies, not individually, but solely as Co-Trustee of the Bianca Silva Discretionary Trust (GST Exempt) Created Under the Alberto Silva Trust Dated November 10, 1983

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EXHIBIT A **LEGAL DESCRIPTION**

UNIT 1402, P-222, P-223, P-231 and P-233 IN THE DEARBORN-ELM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH ½ OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 24 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021271326 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1155 North Dearborn, Unit 1402, Chicago, Illinois 60610, together with parking spaces P-222, P-223, P-231 and P-233

PIN(S): 17-04-407-016-1038; 17-04-407-016-1075; 17-04-407-016-1076;
17-04-407-016-1084 and 17-04-407-016-1085

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EXHIBIT B

Exhibit B

**ACCEPTANCE OF SUCCESSOR TRUSTEE
OF THE MADELINE SILVA RESIDUARY TRUST CREATED UNDER
MADELINE SILVA TRUST DATED SEPTEMBER 10, 1997**

WHEREAS, Madeline Silva ("Madeline"), as Grantor and as Trustee, did make and execute on September 10, 1997, a certain Trust Agreement establishing the Madeline Silva Trust, which was subsequently amended and/or restated on February 24, 2003 and on December 6, 2012 (hereinafter sometimes referred to as the "Revocable Trust"); and

WHEREAS, Madeline died on November 3, 2013; and

WHEREAS, pursuant to the provisions of Section 7.1 of Article VII of the Revocable Trust, the Madeline Silva Residuary Trust for the benefit of Alberto Silva ("Alberto") (the "Residuary Trust"), was created; and

WHEREAS, Alberto was serving as the sole Trustee of the Residuary Trust; and

WHEREAS, Alberto died on May 9, 2019, thereby creating a vacancy in the Trusteeship; and

WHEREAS, pursuant to the provisions of Paragraph 13.3 of Article XIII of the Trust Agreement, U.S. Bank N. A. and Patricia Silva are designated to serve as the successor co-trustees of the Residuary Trust; and

WHEREAS, pursuant to a Declination of U.S. Bank N.A. to Act as Successor Co-Trustee, U.S. Bank N.A. declined to act as Successor Co-Trustee of the Residuary Trust; and

WHEREAS, Patricia Silva desires to act alone as Successor Trustee of the Madeline Silva Residuary Trust.

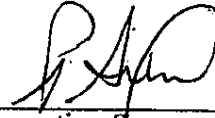
NOW, THEREFORE, Patricia Silva does hereby take the following actions in the order indicated:

1. The forgoing recitals are hereby expressly incorporated herein and made a part hereof.
2. Patricia Silva hereby accepts the office of Successor Trustee of the Madeline Silva Residuary Trust and does agree to hold, administer and distribute the trust estate of the Madeline Silva Residuary Trust in accordance with the terms and conditions of the Trust Agreement.
3. This instrument may be executed in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one (1) and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. A facsimile, telecopy, .pdf or .tiff file or other electronic file or other reproduction of this instrument may be executed by one (1) or more parties hereto, and an executed copy of this instrument may be delivered by one (1) or more parties by facsimile or similar electronic transmission device or via email of a .pdf or .tiff file or other electronic file pursuant to which the signature of or on behalf of such

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party can be seen, and such execution and delivery shall be considered valid, binding and effective for all purposes.

IN WITNESS WHEREOF, Patricia Silva has executed this instrument effective as of the day of _____, 2020.



Patricia Silva, Accepting Successor Trustee of the
Madeline Silva Residuary Trust Created Under
Madeline Silva Trust Dated September 10, 1997

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STATEMENT BY GRANTOR AND GRANTEE

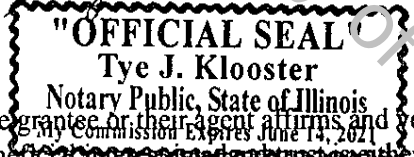
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: August 27, 2020

Signature: *[Handwritten Signature]*
Kelli Chase Plotz, Attorney
Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693

Subscribed and sworn to before me by the said Agent this 27th day of August, 2020

[Handwritten Signature]
(Notary Public)



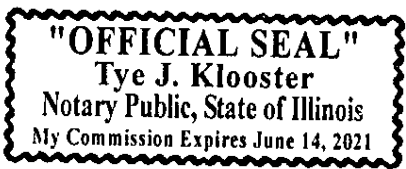
The grantee or their agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 27th, 2020

Signature: *[Handwritten Signature]*
Kelli Chase Plotz, Attorney
Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693

Subscribed and sworn to before me by the said Agent this 27th day of August, 2020

[Handwritten Signature]
(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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]