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DEED IN TRUST (Illinois)

THE GRANTOR, PATRICIA A. PAUL, of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, **Convey and Quit Claim** unto:

PATRICIA A. PAUL
1255 N. State Parkway, Unit 5AC
Chicago, Illinois 60610

as Trustee, under the provisions of a Trust Agreement dated the 29th day of August, 2007, as amended and restated and known as the **PATRICIA A. PAUL TRUST** (such trustee hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said Trust Agreement, all of the grantor's right, title and interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT 5-AC. IN THE 1255 NORTH STATE PARKWAY CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 6 IN BLOCK 5 OF STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 50 FEET OF THE WEST 150 FEET OF LOT 11 IN ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1974 AND KNOWN AS TRUST NUMBER 64227, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23825048, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24189351, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, SURVEY AND AMENDMENT THERETO) ALL IN COOK COUNTY, ILLINOIS.



Doc# 2035719081 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 12/22/2020 04:03 PM PG: 1 OF 5

ABOVE SPACE FOR RECORDER'S USE ONLY

REAL ESTATE TRANSFER TAX 21-Dec-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-03-109-033-1025 | 20201201694492 | 0-970-584-032

REAL ESTATE TRANSFER TAX 22-Dec-2020



COUNTY:	0.00
TOTAL:	0.00

17-03-109-033-1025 | 20201201694492 | 1-793-429-472

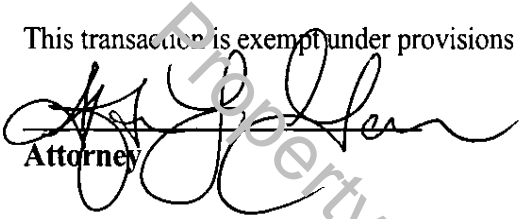
* Total does not include any applicable penalty or interest due

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Permanent Real Estate Index Number(s): 17-03-109-033-1025

Address of real estate: 1255 N. State Parkway, Unit 5AC, Chicago, Illinois 60610

This transaction is exempt under provisions of Section 4, paragraph e of the Real Estate Transfer Act.


Attorney

11/25/20
Date

Property of Cook County Clerk's Office

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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 each 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 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 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.

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 said Trust Agreement 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 instrument 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 instrument 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.

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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seals this 25 day of November, 2020.



PATRICIA A. PAUL

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STATE OF ILLINOIS)

) ss.

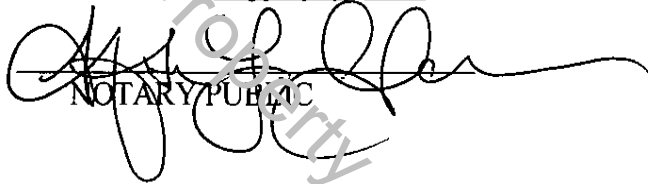
COUNTY OF COOK)

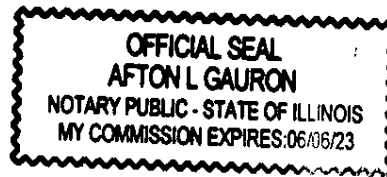
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PATRICIA A. PAUL**, is personally known to me [] YES [] NO or who has produced the following identification: _____

_____ appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of November, 2020.

Commission expires June 6, 2023


NOTARY PUBLIC



This instrument was prepared by:

Afton L. Gauron
Hamilton Thies & Lorch LLP
200 South Wacker Drive, Suite 3800
Chicago, IL 60606

MAIL TO:

Afton L. Gauron
Hamilton Thies & Lorch LLP
200 South Wacker Drive, Suite 3800
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

PATRICIA A. PAUL
1255 N. State Parkway, Unit 5AC
Chicago, Illinois 60610

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STATEMENT BY GRANTOR AND GRANTEE

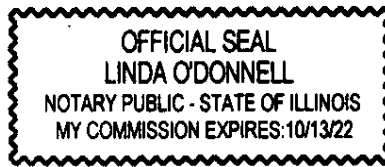
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated DECEMBER 18, 2020.

Signature: L. Lina J. Farrell, Agent
Grantor or Agent

Subscribed and sworn to before me by the said agent, this 18 day of December 2020.

Linda O'Donnell
Notary Public



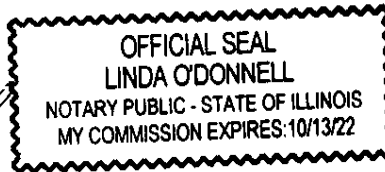
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 DECEMBER 18, 2020.

Signature: L. Lina J. Farrell, Agent
Grantee or Agent

Subscribed and sworn to before me by the said agent, this 18 day of December 2020.

Linda O'Donnell
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.)