

UNOFFICIAL COPY

Doc#: 2101120361 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2021 02:41 PM Pg: 1 of 5

Dec ID 20201101653087
ST/CO Stamp 0-735-492-064
City Stamp 0-113-620-960

QUIT CLAIM DEED IN TRUST

The Grantor, CICYLY C. MATON, a widow not remarried, of 400 West Ontario, Unit 1507, Chicago, Illinois, for a valuable consideration, receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to CICYLY MATON, TRUSTEE OF THE DECLARATION OF TRUST OF CICYLY MATON dated August 23, 2004, of 400 West Ontario, Unit 1507, Chicago, Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, legally described as follows:

See legal description attached hereto

Property Index No. 17-09-127-036-1222; 17-09-127-036-1101

Property Address: 400 West Ontario, Unit 1507 and Parking Space P426, Chicago, Illinois 60654

Full power and authority is hereby granted to said trustee to improve, manage and protect said premises; to contract to sell or grant options to purchase; to convey either with or without consideration; to convey the property to a successor or successors in trust; to mortgage, pledge or otherwise encumber the property; to lease said property; and to renew or extend leases upon such terms as the trustee deems advisable; 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, and to deal with the property and every part thereof in all other ways and for such consideration as would be lawful for any person dealing with the property who owns the same.

In no case shall any party dealing with said trustee in relation to said premises be obliged to see 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 inquire into the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such

UNOFFICIAL COPY

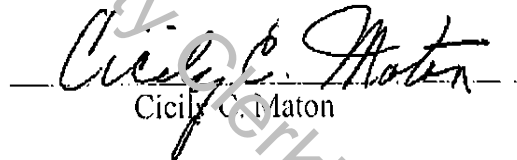
conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or instrument was executed in accordance with the trusts, conditions and limitations contained in this 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 and of all persons claiming under 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, but only an interest in the earnings, avails and proceeds thereof.

IN WITNESS WHEREOF, the Grantor has set her hand and seal this 2nd day of November, 2020.


Cicily C. Maton

This deed is exempt pursuant to the provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act.


Cicily C. Maton

STATE OF ILLINOIS
COUNTY OF COOK

I, Robert A Schuman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cicily C. Maton, a widow not remarried, 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

UNOFFICIAL COPY

purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 2nd day of November, 2020.

Robert A. Schuman

Notary Public



My commission expires: 2-24-2021

After recording, return to:

Robert Schuman
 555 Skokie Blvd., Suite 500
 Northbrook, Illinois 60062

Send subsequent tax bills to:

Ms. Cicily C. Maton
 400 West Ontario, Unit 1507
 Chicago, Illinois 60654

This document was prepared by: Robert A. Schuman, 555 Skokie Blvd., Suite 500,
 Northbrook, Illinois 60062

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Unit 1507 and Parking Space P426, in 400 West Ontario Condominium as delineated on a survey of the following described premises:

Parcel 1:

Lots 8 thru 14 both inclusive in Youngs Subdivision of part of Kingsbury Tract in the East half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The East 235 feet of that part of the 9 foot private alley lying North of and adjoining Lots 1 to 10 in Young's Subdivision of part of the Kingsbury Tract in the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 3:

The East 235 feet of the South 9 feet of Lots 1 and 2 in Assessor's Division of part (South of Erie Street and East of Chicago River) of the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The South half of the 18 foot alley lying North of and adjoining Lot 9 and lying between the East and West lines of said Lot 9 extended North, in Block 11 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

The West 135 feet of the East 370 feet of South 9 feet of Lots 1, 2 and 3 in Assessor's Division of part (South of Erie Street and East of Chicago River) of the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

The West 135 feet of the East 370 feet of that part of the 9 foot private alley lying North of and adjoining Lots 1 to 15 in Young's Subdivision of part of the Kingsbury Tract in the East half of the Northwest quarter of Section 9, 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 December 29, 1999 as Document Number 09202758, as amended from time to time, together with its undivided percentage interest in the common elements.

UNOFFICIAL COPY

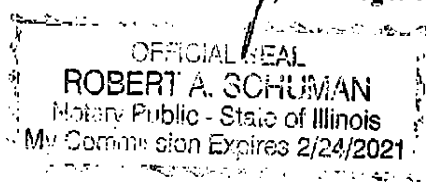
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 November 2, 2020

Signature: Cecily C. Maton
Grantor or Agent

Subscribed and sworn to before me
By the said Cecily C. Maton
This 2nd day of November, 2020
Notary Public Robert A. Schuman

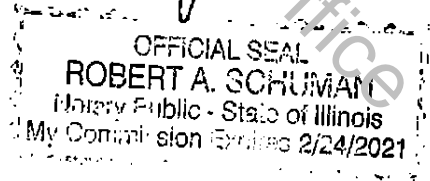


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date November 2, 2020

Signature: Cecily C. Maton
Grantee or Agent

Subscribed and sworn to before me
By the said Cecily Maton
This 2nd day of November, 2020
Notary Public Robert A. Schuman



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.)