

WARRANTY DEED IN TRUST

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THE GRANTOR, JANIE L. URBANIC, a Widow,

Doc#: 2101220176 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2021 11:55 AM Pg: 1 of 4
Dec ID 20201101655591
City Stamp 1-002-502-112

of the City of CHICAGO, County of COOK, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Grantee, JANIE L. URBANIC, TRUSTEE OF THE JANIE L. URBANIC LIVING TRUST, DATED AUGUST 12, 2020, AND ANY AMENDMENTS THERETO, all interest in the following described real estate in the County of COOK, State of ILLINOIS, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The premises commonly known as: 233 East 13th Street, Unit 1403 & GU-85, Chicago, IL 60605

Permanent Index Number (PIN): 17-22-110-119-1098 and 17-22-110-119-1289

Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act

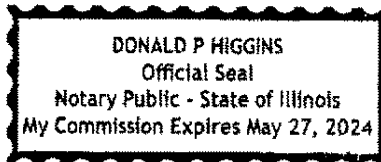
8/12/2020 [Signature]
DATE SIGNED

The legal description contained on this document was not independently verified through title research or a title insurance company, per the request of the Client, and is based solely upon the last recorded deed or other documentation provided by the Client.

IN WITNESS HEREOF, the Grantor aforesaid has hereunto set her hand on August 12, 2020.

[Signature]
JANIE L. URBANIC

State of Illinois)
) ss.
County of DuPage)



THIS DOCUMENT PREPARED BY:
MALLORY MORENO, ESQ.
DELANEY DELANEY & VOORN, LTD.
111 N. WABASH AVENUE, SUITE 1205
CHICAGO, IL 60602
(312) 878-0155

Subscribed and sworn to before me this 12TH Day of AUGUST, 2020

[Signature]
Notary Public, Employed by Delaney Delaney & Voorn

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00*

17-22-110-119-1098 | 20201101655591 | 1-002-502-112

* Total does not include any applicable penalty or interest due

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SUBJECT TO the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints a Successor Trustee, (2) any Successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, and (3) any person dealing with any Successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the Successor Trustee that the Successor Trustee has become Successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage, or lease said premises or otherwise act as stated in the written certification.

The Trustees, which term shall refer to the Trustees originally named or to any Successor Trustee(s), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

IN WITNESS HEREOF, the Grantor aforesaid has hereunto set her hand on this 12th DAY OF AUGUST, 2020

Janie L. Urbanic

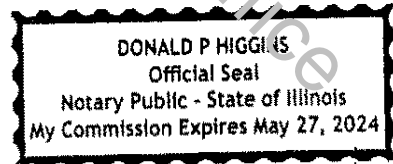
JANIE L. URBANIC

State of Illinois)
) ss.
County of DuPage)

I, the undersigned, Notary Public, certify that, JANIE L. URBANIC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 12th day of August, 2020, in person, and acknowledged that she signed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth.

Donald P. Higgins

Notary Public, Employed by Delaney Delaney & Voorn, Ltd.



MAIL TO:

MALLORY MORENO
DELANEY DELANEY & VOORN, LTD.
111 N. WABASH AVENUE, STE. 1205
CHICAGO, IL 60602

SENT SUBSEQUENT TAX BILL TO:

JANIE L. URBANIC
233 EAST 13TH STREET, UNIT 1403
CHICAGO, IL 60605

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or their agent affirms that, to the best of their knowledge, the name or 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: August 12, 2020

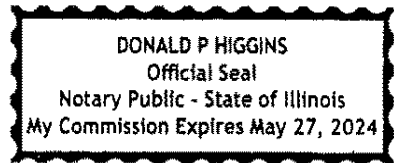
Grantor: Jamie L Lubanic

SUBSCRIBED AND SWORN TO BEFORE ME:

This 12th Day of August, 2020

Donald P. Higgins

Notary Public, Employed by Delaney Delaney & Voorn, Ltd.



The Grantees or their agent affirms that, to the best of their knowledge, the name or 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: August 12, 2020

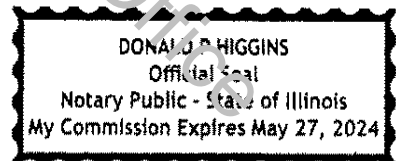
Grantee: Jamie L Lubanic, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME:

This 12th Day of August, 2020

Donald P. Higgins

Notary Public, Employed by Delaney Delaney & Voorn, Ltd.



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.

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Exhibit "A"
Legal Description

PARCEL 1:

UNIT 1403 AND GU-85 IN MUSEUM POINTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 50, LOT 51 AND OUTLOT 6 IN MUSEUM PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 156.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 41.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 27.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 93.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 1.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF OUTLOT 6 AND LOT 50, AFORESAID, A DISTANCE OF 73.13 FEET TO A POINT IN THE EAST LINE OF SAID LOTS 50 AND 51, SAID POINT BEING 1.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 50, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE NORTHERLY, 181.90 FEET ALONG THE EASTERLY LINE THEREOF BEING THE ARC OF A CIRCLE CONVEX EAST, HAVING A RADIUS OF 2832.93 FEET, AND WHOSE CHORD BEARS NORTH 12 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO;

THE SOUTH 8.00 FEET OF THAT PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 WHICH LIES WEST OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 4.

Permanent Index Number (PIN): 17-22-110-119-1098 and 17-22-110-119-1289

The premises commonly known as: 233 East 13th Street, Unit 1403 & GU-85, Chicago, IL 60605