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Doc# 2103349032 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 11:10 AM PG: 1 OF 4

DEED IN TRUST

Grantor, KAREN CAFFERTY, a widow, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and QUITCLAIMS to KAREN CAFFERTY, not personally, but as Trustee of the KAREN CAFFERTY TRUST AGREEMENT dated May 1, 2020, the following described real estate in the County of Cook, State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-17-200-026-1011 & 17-17-200-026-1108

Commonly known as: 1155 W. Madison, #212, Chicago, Illinois 60607 & PHC-1

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under Provision E, of Section 4, of the Revenue Transfer Act.

Date: 5/21/2021 By: [Signature]

REAL ESTATE TRANSFER TAX	02-Nov-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-17-200-026-1011 | 20201101646249 | 0-160-699-360

* Total does not include any applicable penalty or interest due

S Y
P 1166
S N
M Y
SC Y
E Y
INT JH

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Gurnee, Illinois on the 21st day of May, 2020.

K. Cafferty
KAREN CAFFERTY

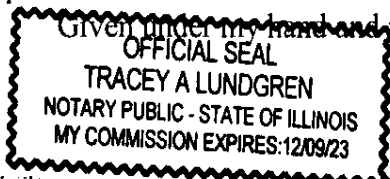
Exempted under Real Estate Transfer Act, Section 4, Paragraph E.

Dated: 5/21/2020

K. Cafferty
KAREN CAFFERTY, Grantor

State of Illinois
County of Lake

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that KAREN CAFFERTY 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.



[Signature]
Notary Public

This instrument was prepared by Tracey A. Lundgren, 1800 Nations Dr., Suite 117, Gurnee, Illinois 60031. Mail to: Tracey A. Lundgren, 1800 Nations Dr., Suite 117, Gurnee, Illinois 60031.

Mail Tax Bills to: Karen Cafferty, ~~1155 W. Madison, #212, Chicago, Illinois 60607.~~
1556 S. BLANCHARD ST., WHEATON, ILLINOIS 60189



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LEGAL DESCRIPTION

PARCEL 1: UNITS 212 AND PHC-1 IN THE MADISON CLUB CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14, 15, 16, 17, 18, 19, 20 AND 21 IN HAYES' SUBDIVISION OF BLOCK 2 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY, TAKEN AS A TRACT, THAT PART THEREOF LYING ABOVE A HORIZONTAL PLAN OF 15.29 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE 28.02 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE THEREOF 6.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 15 MINUTES, 54 SECONDS EAST 38.0 FEET; THENCE NORTH 90 DEGREES EAST 146. FEET; THENCE NORTH 00 DEGREES, 15 MINUTES, 54 SECONDS WEST 38.0 FEET; THENCE NORTH 90 DEGREES WEST 146.0 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM WHICH IS RECORDED AS DOCUMENT NUMBER 0011163150, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATING AGREEMENT AND DECLARATION RECORDED DECEMBER 10, 2001 AS DOCUMENT NUMBER 0011163149

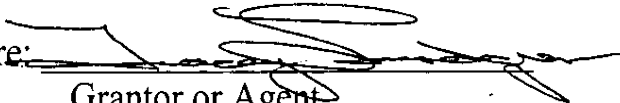
Permanent Index Number: 17-17-200-026-1011 & 17-17-200-026-1108
 Commonly known as: 1155 W. Madison, #212, Chicago, Illinois 60607 & PHC-1

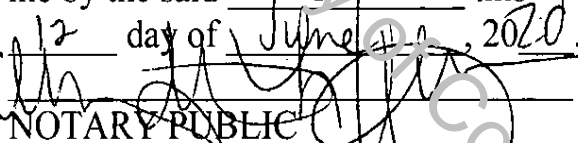
REAL ESTATE TRANSFER TAX		10-Dec-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-17-200-026-1011 20201101646249 0-858-765-281		

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STATEMENT BY GRANTOR AND GRANTEE

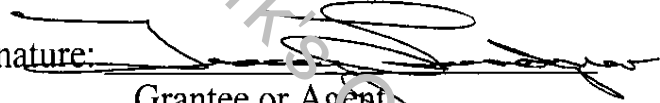
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

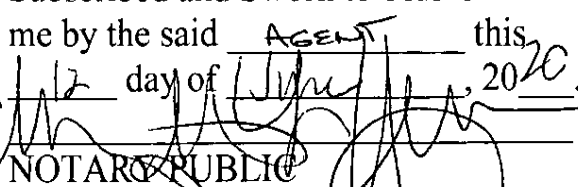
Dated 6/12, 2020 Signature: 
Grantor or Agent

Subscribed and Sworn to before me by the said AGENT this 12 day of June, 2020.

NOTARY PUBLIC



The grantee 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 6/12, 2020 Signature: 
Grantee or Agent

Subscribed and Sworn to before me by the said AGENT this 12 day of June, 2020.

NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identify 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)