



2103322040

Doc# 2103322040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 11:44 AM PG: 1 OF 5

QUIT CLAIM DEED IN TRUST

THE GRANTORS, James Melucci and Diane E. Webster, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEY AND QUIT CLAIM to James Melucci, not individually, but as Trustee of the JAMES MELUCCI TRUST DATED September 3, 2020 and to Diane E. Webster, not individually, but as Trustee of the DIANE E. WEBSTER TRUST September 3, 2020 both whose address is 671 W. Wayman Street, Unit A, Chicago, IL 60661 the "Grantees" (hereinafter referred to as "said trustees" regardless of the number of trustees), as TENANTS BY THE ENTIRETY and unto all and every successor or successors in trust under said trust agreements, of the Grantors' 100% interest in the following described real estate in the County of Cook, State of Illinois, to wit:

See Legal Description as Exhibit A attached hereto and made a part hereof

Property Tax Number: 17-09-308-004-~~1003~~ 1033

Commonly known as: 671 W. Wayman Street, Unit A, Chicago, IL 60661

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: September 3, 2020


James Melucci

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 agreements and set forth herein. Each trust has as its respective grantor, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

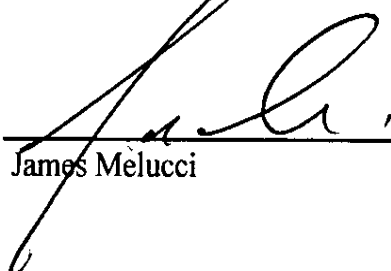
Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to

UNOFFICIAL COPY

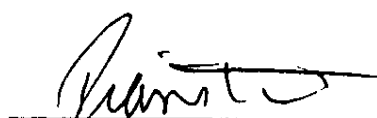
vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees; 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, 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 thereof, 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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 Indenture and by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal this 3 day of September, 2020.



 James Melucci



 Diane E. Webster

UNOFFICIAL COPY

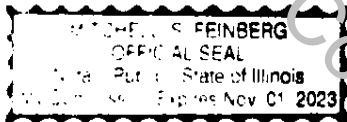
STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that , James Melucci and Diane E. Webster, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 3 day of September, 2020.

Mitchell Feinberg
Notary Public

My commission expires: 11/1/23.






This instrument was prepared by and after recording mail to:

Mitchell Feinberg
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Ste. 2600
Chicago, IL 60606

Send subsequent tax bills to:

James Melucci Trust and
Diane E. Webster Trust
671 W. Wayman Street, Unit A
Chicago, IL 60661

REAL ESTATE TRANSFER TAX		02-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-09-308-004-1033 20210101626987 1-981-617-163		

REAL ESTATE TRANSFER TAX		02-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-09-308-004-1033 20210101626987 1-849-181-200		

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

UNIT 33 IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLACE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE NORTH 89 DEGREES, 59 MINUTES, 58 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES, 00 SECONDS WEST 87.44 FEET TO THE NORTH LINE OF THE SAID 82.50 FEET OF SAID TRACT; THENCE NORTH 90 DEGREES WEST ALONG THE NORTH LINE OF THE SOUTH 82.40 FEET AFORESAID 208.54 FEET, THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES, 58 SECONDS EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

(HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADDON DECLARATION OF CONDOMINIUM MADE BY GARAGE L.L.C. AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00230045, SECOND AMENDMENT RECORDED MAY 26, 2000 AS DOCUMENT NUMBER 00383875, THIRD AMENDMENT RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 00430382 (ORIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00126664) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: Sept 3, 2020.

[Signature]
James Melucci

SUBSCRIBED and SWORN to before me this 3 day of Sept, 2020.



[Signature]
NOTARY PUBLIC

My commission expires: 11/1/23.

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 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: Sept 3, 2020.

[Signature]
James Melucci, Trustee

SUBSCRIBED and SWORN to before me this 3 day of Sept, 2020.



[Signature]
NOTARY PUBLIC

My commission expires: 11/1/23.

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 5 of the Illinois Real Estate Transfer Act.]