

UNOFFICIAL COPY

Doc#: 2103407301 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 10:01 AM Pg: 1 of 4

Prepared by and Mail Recorded

Deed to:

Waltz, Palmer & Dawson, LLC
3030 Salt Creek Lane, Suite 121
Arlington Heights, IL 60005

Dec ID 20210101609963
ST/CO Stamp 1-163-153-424
City Stamp 0-046-284-816

Grantee's Address and

Mail Tax Bill To:

Thomas R. Beckett, Trustee
661 W. Wayman Street, Unit A
Chicago, Illinois, 60661

QUIT CLAIM DEED IN TRUST

THE GRANTOR, Thomas R. Beckett, a single person, of (661 W. Wayman Street, Unit A, Chicago, Illinois, 60661) for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to

Thomas R. Beckett, as Trustee of the Thomas R. Beckett Trust dated November 18, 2020 all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

That part of Lots 12 to 22, lying above a horizontal plane of 22.23 feet above Chicago City Datum in Block 62 in Canal Trust Subdivision of part of the Southwest ¼ 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 and 58 seconds West along the North line of said tract 23.71 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 87.44 feet to the North line of the South 82.50 feet of said tract; thence North 90 degrees West along the North line of the South 82.50 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 add-on 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 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 00128664) 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).

PIN: 17-09-308-004-1037

Address of Property: 661 West Wayman, Unit A, Chicago, IL 60661

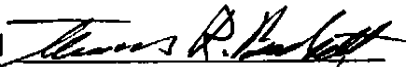
Subject, however, to the general taxes for the most recent year, and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

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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.

“Exempt under provisions of ¶ “e”, section 31-45, property tax code, (35 ILCS 200/31-45).”

Date: November 18, 2020

Signed 

The Trustee or Trustees hereby accept and declare that they have and hold said real estate and appurtenances thereto upon the trusts set forth in the trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of those powers granted to the beneficiary under the terms of the trust and state law, and such rights in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such. In case of the death of any beneficiary hereunder, during the existence of his or her trust, his or her right and interest hereunder shall, except as otherwise specifically provided, pass to the beneficiaries of his or her trust, and not to his or her heirs at law, and his or her successor trustee, executor or administrator (as appropriate) shall have all rights and authority to transfer such right and interest, and that no beneficiary now has, nor shall ever have, any right, title or interest in or to any right, title or interest in any portion of said real estate as such, either legal or equitable, except as provided herein, but only shall have an interest in the earnings, avails and proceeds as aforesaid.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trusts any or all of the title and estate of the trust and any powers vested in the trustee; (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew, extend or modify any existing lease.
3. **Third Party Dealings:** Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see the application of the purchase money, loan proceeds, rental income, or other consideration given, nor shall be required to see that the terms of the trust have been compiled with or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the trust agreements described above were in full force and effect; that said instruments so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said trust agreements; and if said instruments are executed by a successor or successors in trust, that he or she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.
4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the laws of the State of Illinois in such case made and provided.

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Signatures:

Signed and agreed on November 18, 2020, by the following:

Thomas R. Beckett
Thomas R. Beckett, Grantor

Thomas R. Beckett, as Trustee of the Thomas R. Beckett Revocable Living Trust hereby acknowledges and accepts this conveyance into the said trust.

Thomas R. Beckett
Thomas R. Beckett, as Trustee of the
Thomas R. Beckett Revocable Living Trust, Grantee

Witnesses:

We, the undersigned, hereby certify that the above instrument, including the witness signatures, was signed in our sight and presence by the above person(s) as Grantor(s) and Grantee(s). At the request of, and in the sight and presence of the above person, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: *David M. Beavers*

Name: David M. Beavers

City: Arlington Heights State: Illinois

Witness Signature: *M. Phillips*

Name: M. Phillips

City: Arlington Heights State: Illinois

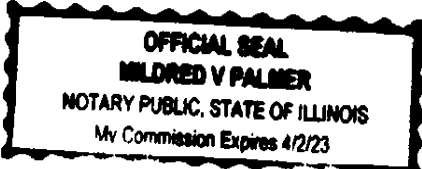
STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas R. Beckett, who was either personally known to me or presented satisfactory evidence of identification in the form of a valid driver's license or other government-issued identification with photograph, is the same person whose name is subscribed to the foregoing instrument, and 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal
on November 18, 2020

Mildred V. Palmer
Notary Public

This instrument was prepared by:
Waltz, Palmer & Dawson, LLC, 3030 Salt Creek Lane, Suite 121, Arlington Heights, IL 60005
without examination of title based on information provided by Grantor.



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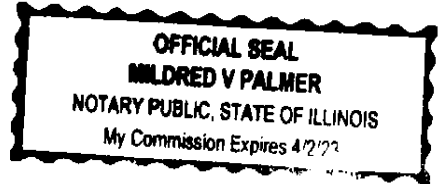
Statement by Grantor and Grantee

GRANTOR:

The Grantor, or his and her agent affirms that, to the best of their knowledge, the name of Grantor 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, 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.

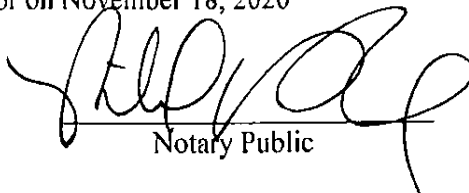
Dated on November 18, 2020


GRANTOR



Subscribed and sworn to before me by the Grantor on November 18, 2020

Affix seal here:


Notary Public

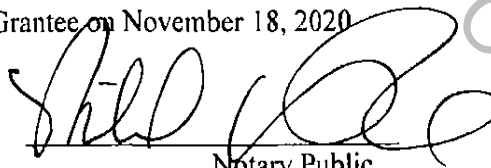
GRANTEE:

The Grantee or his agent affirms that, to the best of their knowledge, the name of 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, 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 on November 18, 2020


GRANTEE

Subscribed and sworn to before me by the Grantee on November 18, 2020


Notary Public

