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Doc#: 2104801043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2021 08:21 AM Pg: 1 of 4

DEED IN TRUST

PREPARED BY AND MAIL TO:

Michelle V. Hanlon
GOLDSTINE, SKRODZKI, RUSSIAN
NEMEC AND HOFF, LTD.
ATTORNEYS AT LAW
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527
Phone: (630) 555-6000

MAIL TAX BILL TO:

Juli Ordower, Trustee
2343 N. Janssen #3
Chicago, Illinois 60614

Dec ID 20210101613408

City Stamp 1-605-064-720

(The Above Space For Recorder's Use Only)

THE GRANTOR, JULI ORDOWER, a married woman, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and for other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to JULI ORDOWER (or her designated successor), not individually but as Trustee of the JULI ORDOWER TRUST under agreement dated January 8, 2021, of 2343 N. Janssen Avenue #3, Chicago, Illinois 60614, all her interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 621 AND 251 IN DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS
PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427.

COMMONLY

KNOWN AS: 1530 S. State Street, Unit 621, Chicago, Illinois 60605

P.I.N.: 17-21-210-148-1080 and 17-21-210-148-1549

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the JULI ORDOWER TRUST dated January 8, 2021; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 8 day of January, 2021, and known as the JULI ORDOWER TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee

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to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon the Trustee binding.

DATED this 8 day of January, 2021.

Juli Ordower
Juli Ordower

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

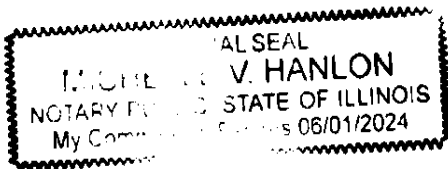
Dated this 8 day of January, 2021.

Juli Ordower
Buyer/Seller or Representative


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 JULI ORDOWER, a married woman, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and acknowledged that she signed, sealed and delivered the same instrument as her 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 official seal this 8th day of January, 2021.



Michelle V. Hanlon
Notary Public

REAL ESTATE TRANSFER TAX	15-Jan-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-21-210-148-1080 | 20210101613408 | 1-605-064-720

* Total does not include any applicable penalty or interest due

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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 the 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: January 11, 2021

Signature: *[Handwritten Signature]*
Agent/Grantor

SUBSCRIBED AND SWORN TO BEFORE
me by the said Agent/Grantor on
January 11, 2021

[Handwritten Signature]
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 11, 2021

Signature: *[Handwritten Signature]*
Agent/Grantee

SUBSCRIBED AND SWORN TO BEFORE
me by the said Agent/Grantee on
January 11, 2021

[Handwritten Signature]
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).