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Doc# 2105316088 Fee \$33.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2021 04:08 PM PG: 1 OF 3

DEED IN TRUST (ILLINOIS)

THE GRANTORS Jeffrey Roth and Nicole Skalski n/k/a Nicole A. Roth, as joint tenants of the City of Chicago, the County of Cook and State of Illinois for and in consideration of Ten and No Dollars and other good and valuable considerations in hand paid Convey and Warrant unto Bradley G. Heyer and Nancy D. Watts-Heyer, as co-Trustees of The Bradley G. Heyer Living Trust U/A dated March 31, 2015; and Bradley G. Heyer and Nancy D. Watts-Heyer, as co-Trustees of The Nancy D. Watts-Heyer Living Trust U/A dated March 31, 2015; and Ashley D. Heyer, an unmarried person from Chicago, Illinois; as tenants in common, as grantees and unto all and every successor or successors in trust under said trust agreement the following described real estate in the County of Cook and State of Illinois to wit:

PARCEL 1:

UNIT 412 AND GU-55 IN UNIVERSITY COMMONS II CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 133 THROUGH 166, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS;

ALSO:

THAT PART OF THE EAST-WEST 20 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINES OF LOT 133 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKET AFORESAID, LYING NORTH OF THE NORTH LINES OF LOTS 81 THROUGH 108, BOTH INCLUSIVE, IN J.H. REE'S SUBDIVISION AFORESAID LYING NORTH OF A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINES OF LOT 159 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKET AFORESAID LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 133 IN SOUTH WATER MARKET AFORESAID, AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 166 IN SOUTH WATER MARKET AFORESAID, SAID PUBLIC ALLEYS AND PART OF THE PUBLIC ALLEYS BEING FURTHER DESCRIBED AS ALL OF THE EAST-WEST 20 FOOT PUBLIC ALLEYS AND PART OF THE EAST-WEST 48.83 FEET, MORE OR LESS, PUBLIC ALLEYS IN THE AREA BOUNDED BY WEST 14TH PLACE, SOUTH MORGAN STREET, THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND SOUTH RACINE AVENUE; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605934007, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Old Republic Title

301 Southwest Highway

Chicago, IL 60453

2012-5878 (1/2)

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PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-180, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0605934007, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-20-227-059-1180 & 1251

Address of Real Estate: 1001 W. 15th St Unit 412, Chicago, IL 60608

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 agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 trustee; 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, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, 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 of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said 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 trustee 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 trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 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 in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

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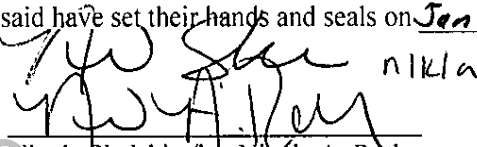
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

If the title to any of the above lands is now or hereafter registered, the Registrar or Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.



And the said 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.

In Witness Whereof, the grantors aforesaid have set their hands and seals on January 11, 2021


Jeffrey Roth

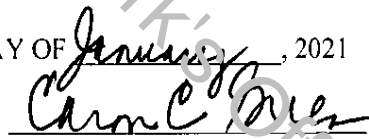

Nicole Skalski n/k/a Nicole A. Roth


STATE OF ILLINOIS)
DuPage) SS
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		20-Jan-2021	
	COUNTY:	180.00	
	ILLINOIS:	360.00	
	TOTAL:	540.00	
17-20-227-059-1251		20210101611249 2-036-912-144	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Roth and Nicole Skalski, n/k/a Nicole A. Roth are 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 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.

Given under my hand and notarial seal this 11 day of January, 2021


Notary Public

REAL ESTATE TRANSFER TAX		20-Jan-2021	
	CHICAGO:	2,700.00	
	CTA:	1,080.00	
	TOTAL:	3,780.00 *	

17-20-227-059-1251 | 20210101611249 | 1-332-803-600

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

My commission expires:



This instrument was prepared by:
Louis E. Gasperec
Attorney at Law
17926 Halsted #3SE
Homewood, IL 60430

Send subsequent tax bills to:
Bradley G. Heyer, Nancy D.
Watts-Heyer, and Ashley D. Heyer
1001 W. 15th St. Unit 412
Chicago, IL 60608

Mail Recorded Instrument to:
Ian D. Brodsky
Windy City Legal
225 W. Washington St., Suite 2200
Chicago, IL 60606