

# UNOFFICIAL COPY



## DEED IN TRUST

Doc# 2105445011 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2021 11:51 AM PG: 1 OF 5

Grantor, CECILIA NAVARRO (aka CECILIA GUADALUPE WILLIAMS, a married woman, of Escondido, California, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaim to CECILIA GUADALUPE WILLIAMS and CRAIG LAWSON WILLIAMS, not personally but as Co-Trustees of the WILLIAMS FAMILY TRUST OF 2020 dated the 18th day of June, 2020, their successor or successors, the following described real estate in Cook County, State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PIN 17-04-200-100-1034

Address of real estate: Unit G-36, 1444 N. Orleans Street, Chicago, IL 60610

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 said Trustees to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 198 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustees 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 trustees 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 trustees, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustees or any successor trustee(s) 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 trustees or any successor trustee(s) 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

S Y  
P 5  
S X  
M Yes  
SC X  
E NO  
IN AS

Grantor/Grantees Address:  
Unit G-36, 1444 N. Orleans Street, Chicago, Illinois 60610

# UNOFFICIAL COPY

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 on this 13<sup>th</sup> day of August, 2020.

Cecilia Navarro (aka) Cecilia Guadalupe Williams  
CECILIA NAVARRO (aka CECILIA GUADALUPE WILLIAMS)

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. Dated the 13<sup>th</sup> day of August, 2020.

Cecilia Guadalupe Williams  
CECILIA GUADALUPE WILLIAMS

Craig Lawson Williams  
CRAIG LAWSON WILLIAMS

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that CECILIA GUADALUPE WILLIAMS (aka CECILIA NAVARRO) and CRAIG LAWSON WILLIAMS, married to each other, 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.

Given under my hand and notarial seal this 13<sup>th</sup> day of Aug., 2020.

Rudy Patrick Guzman  
Notary Public



This Document Prepared by and after Recording Mail to: Cecilia Guadalupe Williams and Craig Lawson Williams

Mail Subsequent Tax Bills to:  
CECILIA GUADALUPE WILLIAMS and CRAIG LAWSON WILLIAMS  
1055 Hawaii Place  
Escondido, CA 92026

REAL ESTATE TRANSFER TAX 22-Dec-2020



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

17-04-200-100-1034 | 20201001626002 | 1-246-699-488

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

REAL ESTATE TRANSFER TAX 01-Feb-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-04-200-100-1034 | 20201001626002 | 0-896-321-552

# UNOFFICIAL COPY

## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-04-200-100-1034

---

PARCEL 1:

UNIT G-36, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE SEDGWICK GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF LOTS 1 AND 2 IN GROSS' SUBDIVISION OF PART OF LOT 135 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND PART OF THE EAST 1/2 OF LOT 50 IN OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO AFORESAID; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0604731034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.50 FEET OF THE EAST 10.26 FEET OF THE WEST 18.31 FEET OF THAT PART OF THE EAST 1/2 OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF) IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.70 FEET OF THE EAST 16.77 FEET OF THAT PART OF THE EAST 1/2 OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF) IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## CALIFORNIA JURAT (CALIFORNIA GOVERNMENT CODE § 8202)

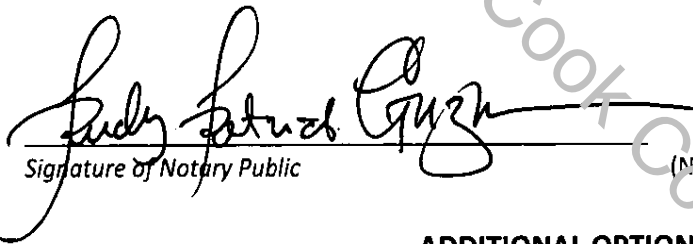
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

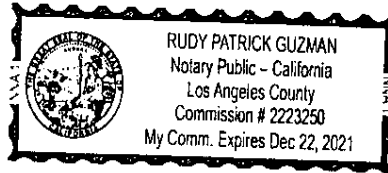
STATE OF CALIFORNIA  
COUNTY OF San Diego

Subscribed and sworn to (or affirmed) before me on this 13<sup>th</sup> day of Aug, 2020,

by Cecilia Guadalupe Williams, proved to me on the basis of  
(Name of Signer(s))

satisfactory evidence to be the person(s) who appeared before me.

  
Signature of Notary Public



(Notary Seal)

### ADDITIONAL OPTIONAL INFORMATION

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

Additional Information: \_\_\_\_\_

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her agent, affirms that, to the best of her knowledge, the name of the **GRANTEES** shown on the deed or assignment of beneficial interest (ABI) in a land trust are either natural persons, 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 another 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: 8/13/2020, 2020 SIGNATURE: Cecilia Navarro  
GRANTOR or AGENT - Cecilia Navarro

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_  
By the said **CECILIA NAVARRO (aka CECILIA GUADALUPE WILLIAMS)**

On this date of \_\_\_\_\_, 2020

NOTARY SIGNATURE: \_\_\_\_\_

Certificate Attached for California Notary Wording

### GRANTEES SECTION

The **GRANTEES** or their agent affirm and verify that the names of the **GRANTEES** shown on the deed or assignment of beneficial interest (ABI) in a land trust are 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: 8/13/2020, 2018 SIGNATURE: Cecilia Guadalupe Williams  
GRANTEE or AGENT - CECILIA GUADALUPE WILLIAMS

DATED: 8/13/2020, 2018 SIGNATURE: Craig Lawson Williams  
GRANTEE or AGENT - CRAIG LAWSON WILLIAMS

**GRANTEES NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEES signatures.

Subscribed and sworn to before me, Name of Notary Public: RUDY PATRICK GURMAN  
By the said **CECILIA GUADALUPE WILLIAMS and CRAIG LAWSON WILLIAMS**

On this date of AUG. 13<sup>TH</sup>, 2020

NOTARY SIGNATURE: Rudy Patrick Gurman

**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)