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Warranty Deed in Trust (Individual to Trustee)

This Document Was Prepared By:
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When Recorded Return To:
Maria M. L. Schwartz, Esq.
Levin Schreder & Carey Ltd.
120 N. LaSalle Street, 38th Floor
Chicago, IL 60602

SEND TAX NOTICES TO:
Matthew Polakow, Trustee
3937 N. Hamlin Ave.
Chicago, Illinois 60618



Doc# 2106319021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/04/2021 10:31 AM PG: 1 OF 3

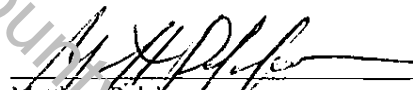
SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THE GRANTOR, MATTHEW POLAKOW, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to MATTHEW POLAKOW, of 3937 N. Hamlin Avenue, Chicago, Illinois 60618, not individually but solely as Trustee of the MATTHEW POLAKOW REVOCABLE TRUST, dated December 13, 2019, GRANTEE, the following described Real Estate situated in the County of Cook and State of Illinois to wit: (See page 2 for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (See page 2 for subject to).

PERMANENT REAL ESTATE INDEX NUMBER(S): 17-09-241-036-1228

ADDRESS(ES) OF REAL ESTATE: 545 N. Dearborn Street, Unit 2911, Chicago, Illinois 60654

DATED this 3 day of February, 2020.


Matthew Polakow (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Polakow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered such 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.

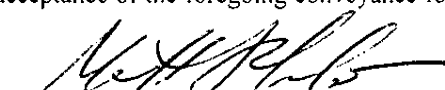
Given under my hand and official seal, this 3 day of February, 2020.

Commission expires: 12/04, 2022.



NOTARY PUBLIC



TRUSTEE ACCEPTANCE

The undersigned, pursuant to 760 ILCS 5/6.5, hereby acknowledges acceptance of the foregoing conveyance for and on behalf of the GRANTEE.


Matthew Polakow, as Trustee aforesaid (SEAL)



REAL ESTATE TRANSFER TAX		04-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		04-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-09-241-036-1228 | 20210201648691 | 1-937-195-536

17-09-241-036-1228 | 20210201648691 | 2-001-648-656

* Total does not include any applicable penalty or interest due

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Legal Description

Of premises commonly known as: 545 N. Dearborn Street, Unit 2911 Chicago, Illinois 60654

Parcel 1:

Unit W2911, the residences at Grand Plaza Condominiums, as delineated on a Plat of survey of the following described tract of land: Lots 4A and 4B, in the Subdivision at Grand Plaza as said Lots are located and delineated both horizontally and vertically in said Subdivision, being a Resubdivision of all of Block 25, in Kinzie's Addition to Chicago, in Section 10, also of Block 16 in Wolcott's Addition to Chicago, in Section 9, and also all of the vacated alley, 18 feet wide, in said Blocks 16 and 25 heretofore described, all in Township 39 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded December 29, 2003 as document no. 0336327024 which Plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded October 26, 2005, as document 0529910137, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as contained in Article 3.4 of the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 7, 2005 as document 0521518064.

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

The conveyance of this property is exempt from the imposition of transfer tax in accordance with 35 ILCS 200/31-45(e).

Charles G. Blair, Agent

Date 02/03/2020

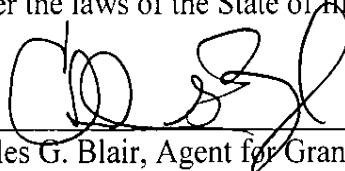
Property of Cook County Clerk's Office

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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 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: February 3, 2020.

Signature: 
Charles G. Blair, Agent for Grantor

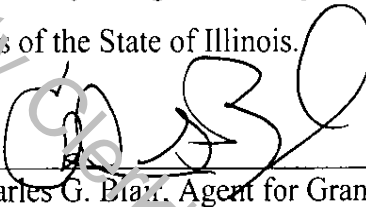
Subscribed and sworn to before me
this 3rd day of February, 2020.



Notary Public Sarah E. McCann

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: February 3, 2020.

Signature: 
Charles G. Blair, Agent for Grantee

Subscribed and sworn to before me
this 3rd day of February, 2020.



Notary Public Sarah E. McCann

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.)
526020.1