

# UNOFFICIAL COPY

Doc#: 2106441297 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/05/2021 04:27 PM Pg: 1 of 6

## QUIT CLAIM DEED IN TRUST

Dec ID 20210201640706

City Stamp 1-390-955-536

### Name and Address of Taxpayer:

STANKA STEVENS, Trustee of the  
STANKA STEVENS REVOCABLE  
TRUST under Agreement  
dated January 27, 2021  
777 N. Michigan Avenue, Unit 1109  
Chicago, IL 60611

*Above Space for Recorder's Use Only*

**THE GRANTOR, STANKA STEVENS, an unmarried woman, of the City of Chicago, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, CONVEYS and QUITCLAIMS unto:**

STANKA STEVENS, AS TRUSTEE OF THE STANKA STEVENS  
REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 27, 2021,

100% of the Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois to Wit:

**SEE EXHIBIT "A" INCORPORATED HEREIN AND MADE A PART HEREOF.**

And said Grantor hereby expressly waives and releases any and all rights or benefit under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise:

**Property Address:** 777 N. Michigan Avenue, Unit 1107, Chicago, IL 60611

**PIN:** 17-10-200-065-1058

**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.

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In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, **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, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 praesenti or in futuro, 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 offering the amount of present or future rentals; to partition or to exchange said property, 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 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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged 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, 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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the said Grantor has executed this Deed in Trust on January 27, 2021.

Stanka Stevens  
STANKA STEVENS

**Exempt under Section 4 of Paragraph 1 of the Real Estate Transfer Act.**

**Date:** January 27, 2021

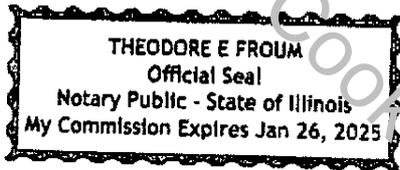
**Signature:** Stanka Stevens  
**(Buyer or representative)**

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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for said County, in the States aforesaid, do hereby certify that STANKA STEVENS is personally known to me or have proved based on satisfactory evidence to be the same individual whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said 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 on January 27, 2021.



*Theodore E. Froum*  
\_\_\_\_\_  
Notary Public

DRAFTED BY AND  
AFTER RECORDING MAIL TO:

Theodore E. Froum, Esq.  
Froum Law Group, LLC  
807 Greenwood Street  
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

Stanka Stevens, Trustee  
777 N. Michigan Avenue, Unit 1109  
Chicago, IL 60611

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\*Total does not include any applicable penalty or interest due  
17-10-200-065-1058 | 20210201640706 | 1-390-935-536

CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00



## REAL ESTATE TRANSFER TAX

16-Feb-2021

PIN:

17-10-200-065-1058

Property Address: 777 N. Michigan Avenue, Unit 1107, Chicago, IL 60611

UNIT NUMBER 1107 IN 777 NORTH MICHIGAN AVENUE AS DELINEATED UPON SURVEY OF LOTS 1 TO 8 INCLUSIVE IN WINSTON'S PINE STREET SUBDIVISION OF PART OF BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED MARCH 18, 1890 IN BOOK 42 OF PLATS, PAGE 4, AS DOCUMENT NUMBER 1236447 IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE NORTH 8 FEET OF THAT PART OF LOT "A" IN LILL'S CHICAGO BREWERY CO'S SUBDIVISION OF BLOCK 54 IN KINZIE'S ADDITION AFORESAID, WHICH LIES SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 8 AND WEST OF THE EAST LINE EXTENDED SOUTH OF SAID LOTS 1 TO 8 INCLUSIVE, IN WINSTON'S PINE STREET SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1977, AND KNOWN AS TRUST NUMBER 777, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24159127, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING THEREOF ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF) AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

### LEGAL DESCRIPTION

### EXHIBIT A

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the state of 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 27, 2021

Signature:

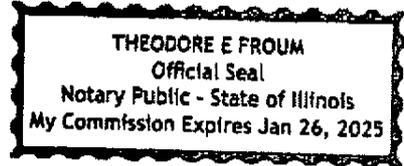
X *Stanku Stevens*

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 27<sup>TH</sup> DAY OF JANUARY, 2021.

NOTARY PUBLIC:

*Theodore E. From*



The grantee or his/her 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, or other entity recognized as a person and 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 27, 2021

Signature:

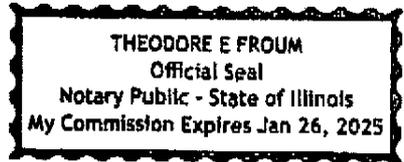
X *Stanku Stevens*

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR OR AGENT THIS 27<sup>TH</sup> DAY OF JANUARY, 2021.

NOTARY PUBLIC:

*Theodore E. From*



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