

UNOFFICIAL COPY



Doc# 2106413022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/05/2021 10:06 AM PG: 1 OF 4



DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Gloria Hanna, (married to Frederick Gill, Jr.)

of the County of COOK and State of ILLINOIS for and

in consideration of the sum of Ten (10) Dollars (\$ 10.00 ) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and QUIT CLAIM unto CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois

whose address is 10 S. La Salle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated JANUARY 10TH 2021 and known as Trust Number 8002385120, the following described real estate situated in THE CITY OF CHICAGO -COOK County, Illinois to wit:

(Reserved for Recorders Use Only)

LAND TRUST DEPARTMENT L

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 2621 SOUTH INDIANA AVE UNIT A, Chicago IL 60616 Property Index Numbers 17-27-305-133-0000 17-27-305-133-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 24th day of Jan 2021

Signature [Handwritten Signature]

Except under provisions of Paragraph 5, Section 12-4.1, Real Prop. Signature Tax Act

Signature

Signature

Notary Public in and for

STATE OF ILLINOIS COUNTY OF COOK

I, GIGI N HINTON, a Notary Public in and for said County, in the State aforesaid, do hereby certify

Gloria Hanna (married to Frederick Gill, Jr.) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as a 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 seal this 24th day of JANUARY, 2021

Signature [Handwritten Signature]

NOTARY PUBLIC

Prepared By:

Autumn Bass 200 East Randolph Suite 5700 Chicago, IL 60601



MAIL TO: CHICAGO TITLE LAND TRUST COMPANY 10 S. LASALLE STREET, SUITE 2750 CHICAGO, IL 60603

SEND TAX BILLS TO: CHICAGO TITLE LAND TRUST COMPANY 8002385120 10 S. LASALLE STREET, #2750 CHICAGO IL 60603

Handwritten notes: Y, S, M, S, N, W

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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or 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 Trustee, 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 said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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Property Address: 2621A S. INDIANA AVENUE  
 CHICAGO, IL 60616  
 Parcel I.D.: 17-27-305-133-0000


**PARCEL 1:**

The East 20.17 feet of the West 69.31 feet, both as measured along the South line thereof, of the South 95.0 feet, as measured along the East and West lines thereof, the following described tract of land, to wit: That part of Blocks 80 and 83 in CANAL TRUSTEE'S SUBDIVISION of the West 1/2 of Section 27, Township 39 North, Range 14 East of the 3rd Principal Meridian, described as follows: Beginning at the point of intersection of a line 499.60 feet South of and parallel with the South line of East 26th Street being the North line of Lots 23 to 37, both inclusive, in Thomas Stinson's Subdivision of Block 80 in CANAL TRUSTEE'S SUBDIVISION, aforesaid, with a line 50.0 feet East of and parallel with the West line of South Indiana Avenue being a line drawn from the Northeast corner of Lot 22 in Thomas Stinson's Subdivision, aforesaid, to the Southeast corner of Lot 26 in Laffin and Smith's Subdivision of Blocks 86 and 89 of CANAL TRUSTEE'S SUBDIVISION aforesaid; thence East along said line 499.60 feet South of and parallel with the South line of East 26th Street a distance of 174.50 feet, thence North along a line parallel with said West line of South Indiana Avenue a distance of 95.0 feet to a point 404.60 feet South of said South line of East 26th Street and 224.50 feet East of said West line of South Indiana Avenue; thence West along a line parallel with said South line of East 26th Street, a distance of 79.50 feet; thence North along a line parallel with said West line of South Indiana Avenue a distance of 237.60 feet to a line 167.0 feet South of and parallel with said South line of East 26th Street; thence West along said last described parallel line a distance of 95.0 feet to said line 50.0 feet East of and parallel with the West line of South Indiana Avenue; thence South along said last described parallel line a distance of 332.60 feet to the place of beginning, in Cook County, Illinois.

**PARCEL 2:**

Easements appurtenant to and for the benefit of Parcel 1, as set forth in the Declaration of Easements by American National Bank and Trust Company, as trustee under Trust No. 30631 recorded October 18, 1972 as Document No. 22089654 and as created by deed from American National Bank and Trust Company, as Trustee under Trust Agreement dated January 7, 1971 and known as trust number 30631 to Charles F. Douglass and Cecelia Douglass, his wife, recorded July 22, 1974 as Document 22789439 for the purposes of passage, use and enjoyment, ingress and egress, all in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		09-Feb-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
17-27-305-133-0000   20210201635871   1-054-462-992			

REAL ESTATE TRANSFER TAX		09-Feb-2021	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00
17-27-305-133-0000   20210201635871   0-135-089-680			

\* 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/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 1/24/2021 Signature: [Signature]

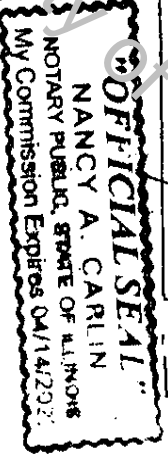
Subscribed to and sworn before me this 24<sup>th</sup> day of January, 2021  
Notary Public: [Signature]



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

Dated: 2/4/21 Signature: [Signature]

Subscribed to and sworn before me this 4<sup>th</sup> day of February, 2021  
Notary Public: Nancy A Carlin



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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 COCK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)

Clerk's Office