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Doc#: 2106717306 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2021 02:15 PM Pg: 1 of 5

DEED IN TRUST

Dec ID 20210101606747

THE GRANTOR

City Stamp 0-007-594-000

Peter Diamond, a single man
560 W Fulton St, Unit #201
Chicago, IL 60661

of the County of Cook and the State of Illinois, in consideration of the sum of Ten and no/100's Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to Peter Diamond, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 11th day of November, 2020, as amended from time to time, and designated as the Peter Diamond Trust, and to any and all successors as Trustees appointed under said Trust Agreements, or who may be legally appointed as to the below described real estate.

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

Permanent Real Estate Index Number: 17-09-303-087-1001 and 17-09-303-087-1060

Address of Real Estate: 560 W Fulton St, Unit #201 and P-20, Chicago, IL 60661

[Transfer Exempt Under Provisions of Section 4, Paragraph (e) Illinois Real Estate Transfer Tax Act. By: _____ Atty. Date: 1/6/21]

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or

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claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all rights and benefits under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

[SIGNATURE ON NEXT PAGE]

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DATED this 15 day of December, 2020

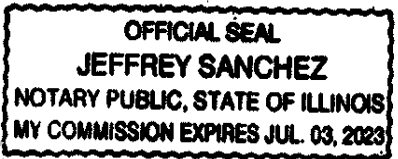
Peter Diamond (SEAL)
Peter Diamond

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Peter Diamond, a single man, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 15th day of DECEMBER, 2020.

[Signature]
Notary Public




My Commission expires:

This instrument was prepared by: Jeffrey Sanchez, Zabel Law, LLC, 55 W. Monroe, Suite 3330, Chicago, Illinois 60603

Mail to:
Jeffrey Sanchez
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Name & Address of Taxpayer:
Peter Diamond
560 W Fulton St, Unit #201
Chicago, IL 60661

REAL ESTATE TRANSFER TAX	11-Jan-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-303-087-1001 | 20210101606747 | 0-007-594-000

* Total does not include any applicable penalty or interest due

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LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1:

UNIT NO. 201 AND PARKING SPACE P-20 IN 560 W. FULTON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN FULTON STATION 1ST RESUBDIVISION (BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION, RECORDED DECEMBER 12, 1997 AS DOCUMENT NUMBER 97937420) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1998 AS DOCUMENT NUMBER 98682131, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 1, 2000 AS DOCUMENT NUMBER 00082413 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT NUMBER 98710624, AND AS AMENDED FROM TIME TO TIME.

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

Dated: January 6, 2021

Signature: 
Grantor/Agent

Subscribed and sworn to before me by the said Agent this 6th day of January, 2021.

Notary Public Michelle L. Oatvall



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: January 6, 2021

Signature: 
Grantee/Agent

Subscribed and sworn to before me by the said Agent this 6th day of January, 2021.

Notary Public Michelle L. Oatvall



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]