

# UNOFFICIAL COPY

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## WARRANTY DEED IN TRUST

Doc#: 2106739187 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2021 11:17 AM Pg: 1 of 4

### PREPARED BY AND MAIL TO:

Alfred S. Lee  
PLUYMERT, MACDONALD, HARGROVE & LEE, LTD.  
2300 Barrington Road, Suite 220  
Hoffman Estates, IL 60169

Dec ID 20210201634128  
ST/CO Stamp 1-588-573-200  
City Stamp 0-514-831-376

### NAME & ADDRESS OF TAXPAYER:

Randal Wilcox  
2490 Sunlight Beach Road  
Clinton, WA 98326

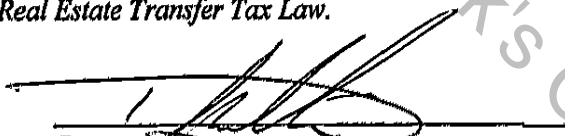
THE GRANTOR, RANDAL WILCOX, a widower, of 2490 Sunlight Beach Road, Clinton, WA 98326, as to an undivided Fifty Percent (50%) interest, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, RANDAL EARL WILCOX of 2490 Sunlight Beach Road, Clinton, WA 98326, as Trustee under the provisions of a certain Trust Agreement dated February 27, 2015 and known as the WILCOX FAMILY LIVING TRUST, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST (hereinafter referred to as "said Trustee," regardless of the number of Trustees) of which he is the settler, sole trustee and sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:

**PARCEL 1: UNIT 317 TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO B-13, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.**

*Paragraph E, of Section 31-45 of the Real Estate Transfer Tax Law.*

2/4/2021  
Date

  
Grantor or Agent

Permanent Real Estate Index Number(s): 13-36-100-024-1035  
Address(es) of Real Estate: 3125 W. Fullerton Avenue, Unit 317, Chicago, IL 60647

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.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises 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 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

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lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence to present or in future, and upon any terms 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 leases and to grant 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 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 part dealing with said Trustee, or any successor in trust 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, or any successor in trust, 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 authority, necessity or expediency or 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 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 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, hers or their predecessor in trust.

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 said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 2/4, 2021.

  
 RANDAL WILCOX

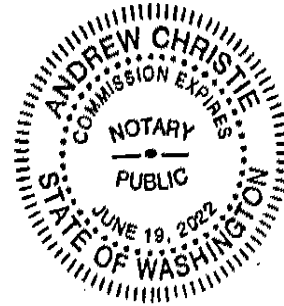
# UNOFFICIAL COPY

WASHINGTON  
 STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF ISLAND )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RANDAL WILCOX, 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 4<sup>th</sup> day of FEBRUARY, 2021.

AR  
 Notary Public



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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.

Feb 4, 2021  
Date

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by said Grantor this 4<sup>th</sup> FEBRUARY, 2021.

AR  
Notary Public



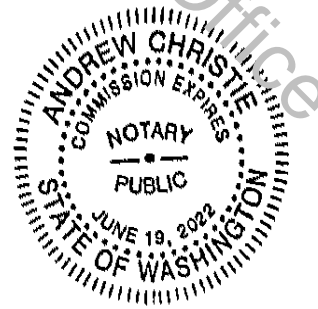
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

Feb 4, 2021  
Date

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by said Grantor this 4<sup>th</sup> FEBRUARY, 2021.

AR  
Notary Public



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.)