

# UNOFFICIAL COPY

**PREPARED BY AND RETURN TO:**

Ryan M. Holmes, Esq.  
 Clark Hill PLC  
 130 East Randolph Street – Suite 3900  
 Chicago, IL 60601-6317

**SEND SUBSEQUENT TAX BILLS:**

Michael James Austin, trustee  
 Arden Joy Austin, trustee  
 701 South Wells Street - Unit 2506  
 Chicago, IL 60607

**PROPERTY ADDRESS:**

701 South Wells Street - Unit 2506  
 and P-15 and P-16  
 Chicago, IL 60607

**PROPERTY INDEX NUMBERS:**

17-16-402-050-1120  
 17-16-402-050-1185  
 17-16-402-050-1186



\*2107655039D\*

Doc# 2107655039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/17/2021 11:35 AM PG: 1 OF 5

(This Space for Recorder's Use Only)


## QUIT CLAIM DEED IN TRUST



ILLINOIS

THIS INDENTURE made this 4<sup>th</sup> day of February, 2021, between MICHAEL AUSTIN and ARDEN JOY AUSTIN fka Arden J. Schuman, husband and wife (collectively "Grantor"), whose address is 701 South Wells Street - Unit 2506, Chicago, IL 60607, and ARDEN JOY AUSTIN, as Trustee or her successors in trust under the ARDEN JOY AUSTIN TRUST under Agreement dated February 4, 2021, and MICHAEL JAMES AUSTIN, as Trustee or his successors in trust under the MICHAEL JAMES AUSTIN TRUST under Agreement dated February 4, 2021 (collectively "Grantee"), whose address is 701 South Wells Street - Unit 2506, Chicago, IL 60607.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto each Grantee, an undivided fifty percent (50%) interest not as joint tenants, not as tenants in common but as tenants by the entirety in the following described land, in the following described land, situate, lying and being in Cook County, Illinois, to wit:

REAL ESTATE TRANSFER TAX	17-Mar-2021
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00</b>

REAL ESTATE TRANSFER TAX	17-Mar-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

17-16-402-050-1120 | 20210201635331 | 1-040-357-904

17-16-402-050-1120 | 20210201635331 | 0-773-294-608

\* Total does not include any applicable penalty or interest due

JF  
AM

# UNOFFICIAL COPY

See **Exhibit "A"** attached hereto and made a part hereof.

Tax Number: 17-16-402-050-1120, 17-16-402-050-1185, 17-16-402-050-1186  
 Commonly Known As: 701 South Wells Street - Unit 2506, P-15 and P-16  
 Chicago, IL 60607

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said Trustees to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 each successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees, 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 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 99 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 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 Trustees 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 Trustees, 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 Trustees, 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 Trustees 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

MTA  
AA

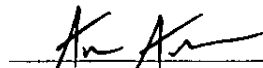
# UNOFFICIAL COPY

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 Trustees were duly authorized to execute 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, duties and obligations of its, his, her or their predecessor in trust.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.


  
MICHAEL AUSTIN

  
ARDEN JOY AUSTIN fka Arden J. Schuman

State of Illinois )  
County of DuPage ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Austin and Arden Joy Austin fka Arden J. Schuman, who are personally known to me, whose names are subscribed to the foregoing instrument, appeared 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.

Given under my hand and official seal, this 4 day of February, 2021.

  
Notary Public

*Exempt under provisions of Section 31-45, Paragraph (e) of the Illinois Real Estate Transfer Tax Act.*

Dated: 2/4/2021 By: , agent



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1:**

UNITS 2506, P15 AND P16 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

Address of Property: 701 South Wells Street - Unit 2506, P15 and P16  
Chicago, IL 60607


Property Index Number: 17-16-402-050-1120  
17-16-402-050-1185  
17-16-402-050-1186

EXHIBIT A  
AA

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantor** 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: 1-21-21, 2021   
MARTIN COHN, Agent

Subscribed and sworn to me by the said MARTIN COHN this 21 day of January 2021.




  
Notary Public

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or 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: 1-21-21, 2021   
MARTIN COHN, Agent

Subscribed and sworn to me by the said MARTIN COHN this 21 day of January 2021.



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