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WARRANTY DEED IN TRUST

AFTER RECORDING MAIL TO:
CHICAGO TITLE LAND TRUST
8002384682
2530 N. WILLETT CT
CHICAGO, IL 60647

MAIL REAL ESTATE TAX BILL TO:
CHICAGO TITLE LAND TRUST
8002384682
2530 N. WILLETT CT
CHICAGO, IL 60647



21085160510

Doc# 2108516051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 11:48 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH, That the grantors, **Chad Munger and Tracy Hickman**, of Bellaire, Michigan, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, convey and warranty unto **CHICAGO TITLE LAND TRUST UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED OCTOBER 30, 2020 AND KNOWN AS TRUST NUMBER 8002384682**, the following described Real Estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number(s): 13-25-315-019, 020, 021, 055-0000

Address of Real Estate: 2530 N. Willetts Ct., 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 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 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 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 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, 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

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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.

The interest of each and every beneficiary hereunder 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 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 earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 17th day of November, 2020.

Property of Cook County Clerk's Office

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DATED this 17th day of November, 2020.

Chad Munger

Tracy Hickman

STATE OF Michigan)
COUNTY OF Antrim)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Chad Munger and Tracy Hickman**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 official seal this 17 day of November, 2020.

Amy Gilman
Notary Public

NAME AND ADDRESS OF PREPARER:

Dadkhah Law Group, LLC
7126 N. Lincoln Ave.
Lincolnwood, IL 60712

AMY GILMAN
Notary Public - State of Michigan
County of Antrim

My Commission Expires September 19, 2024
Acting in Antrim County

REAL ESTATE TRANSFER TAX

04-Dec-2020



COUNTY:	1,775.00
ILLINOIS:	3,550.00
TOTAL:	5,325.00

13-25-315-019-0000

20201001632362 | 0-242-771-936

REAL ESTATE TRANSFER TAX

04-Dec-2020

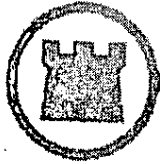


CHICAGO:	26,625.00
CTA:	10,650.00
TOTAL:	37,275.00 *

13-25-315-019-0000 | 20201001632362 | 1-225-955-296

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

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 20GNW720239SK

For APN/Parcel ID(s): 13-25-315-019-0000, 13-25-315-020-0000, 13-25-315-021-0000 and
13-25-315-055-0000

PARCEL 1:

LOTS 14, 15 AND 16 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.80 ACRES LYING NORTH EAST OF THE CENTER OF MILWAUKEE PLANK ROAD OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 34 IN LOGAN SQUARE ADDITION TO CHICAGO, A SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO SUB LOT 35 EXCEPT THAT PART OF AFORESAID LOT 35 LYING NORTHWESTERLY OF A LINE 32.75 FEET (MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID LOT) NORTHWESTERLY FROM AND PARALLEL WITH SOUTHEASTERLY LINE OF SAID LOT 35 IN LOGAN SQUARE ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE WEST PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 17 (EXCEPT THAT PART DEDICATED FOR AN ALLEY) IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.80 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.