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Doc#: 2111717051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2021 10:19 AM Pg: 1 of 2

DEED IN TRUST (Illinois)

Dec ID 20210201642260
ST/CO Stamp 1-512-696-848 ST Tax \$125.00 CO Tax \$62.50
City Stamp 0-438-955-024 City Tax: \$1,312.50

THE GRANTOR,
MICHAEL SCHMIDT
an unmarried man,
11103 S. St. Louis Ave.
Unit 203, Chicago, IL 60655
of the County of Cook and
State of Illinois,
for and in consideration of
Ten Dollars (\$10.00),

Chicago Title

and other good and valuable considerations in hand paid, Convey(s) and WARRANT(S) unto

1071 21654 937312
THE GRANTEE,

ROSEMARY L. ALBRECHT, AS TRUSTEE

under the provisions of a Trust Agreement dated the 11th day of December, 2019, and known as the Rosemary L. Albrecht Trust, (hereinafter referred to as "said trustee,"*) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

* of 246 Maplewood Rd Diverseide IL 60546
UNIT 203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COURTYARD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 23, 1996 AS DOCUMENT NO. 96649344, AS AMENDED FROM TIME TO TIME, IN SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 24-23-202-086-1605

Address of Real Estate: 11103 S. ST. LOUIS AVENUE, UNIT 203, CHICAGO, IL 60655

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 are 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 re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey 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 in futuro, and upon any terms, and for any period or period, 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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person

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relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust evidenced 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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 18th day of February, 2021.


MICHAEL SCHMIDT

(SEAL)

(SEAL)

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 MICHAEL SCHMIDT

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of February, 2021.



NOTARY PUBLIC

SEAL

When Recorded Return To:
MARGARET LAS
ATTORNEY AT LAW
44516 JOHN HUMPHREY DRIVE
ORLAND PARK, ILLINOIS 60462



Send Subsequent Tax Bills To:
ROSEMARY L. ALBRECHT
11103 S. ST. LOUIS AVENUE
UNT 203
CHICAGO, ILLINOIS 60655

Prepared by
DENNIS D. KOONCE
ATTORNEY AT LAW
11255 PATRICK COURT
FRANKFORT, ILLINOIS 60423