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Doc#: 2112721082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 09:18 AM Pg: 1 of 6

**PREPARED BY AND
WHEN RECORDED RETURN TO:**

Lauren J. Wolven, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Dec ID 20210401615474

City Stamp 1-789-788-432

SEND FUTURE TAX BILLS TO:

Amelia Silva, Trustee
Amelia Silva Revocable Trust
330 S. Michigan Avenue, #1908
Chicago, Illinois 60604

WARRANTY DEED IN TRUST

On this 28 day of April, 2021, Alejandro Silva and Amelia Silva, his wife ("GRANTOR") whose address is 330 S. Michigan Avenue, #1908, Chicago, Illinois 60604, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Amelia Silva, not individually but solely as Trustee of the AMELIA SILVA REVOCABLE TRUST U/T/A DATED AUGUST 19, 2016, whose address is 330 S. Michigan Avenue, #1908, Chicago, Illinois 60604, (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor in trust under said trust agreements, all right, title and interest in and to the real estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PINs and Common Address: See Exhibit A

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreements 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 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 present or in future, 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,

A.S.

A.J.

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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, 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 trustee, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust 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 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 agreements 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 agreements 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 grantors hereby expressly waive and release any and all rights or benefits 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.

[Signatures begin on next page]

AS. A.D.

REAL ESTATE TRANSFER TAX		30-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-15-107-049-1059 | 20210401615474 | 1-789-788-432

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

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I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Dated: 28 APRIL, 2021

Alejandro Silva
Grantor or Representative

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

Alejandro Silva
Alejandro Silva

Amelia Silva
Amelia Silva

STATE OF ILLINOIS

COUNTY OF Cook

)
) ss.
)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Alejandro Silva and Amelia Silva personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged 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 28 day of April, 2021.

[Signature]
Notary Public

My Commission Expires: 3/8/2022



(Seal)

AS. LD.

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EXHIBIT A

LEGAL DESCRIPTION

Common Address: 330 S. Michigan Avenue, #1908, Chicago, Illinois 60604

PIN: 17-15-107-049-1059

PARCEL 1:

UNIT NO. 1908 IN THE 330 SOUTH MICHIGAN AVENUE CONDOMINIUMS, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

ALL OF LOTS 2, 2A, 2A*, 2G AND LOT 3, IN 330 SOUTH MICHIGAN SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 2 AFORESAID HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +276.70 FEET, CHICAGO CITY DATUM, AND EXCEPTING THAT PART OF LOT 2A* AFORESAID HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +310.00 FEET, CHICAGO CITY DATUM, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2000 AS DOCUMENT NUMBER 00021051 IN COOK COUNTY, ILLINOIS.

NOTE:

LOTS MARKED THUS "*" ARE NOT BOUND BY PHYSICAL STRUCTURES AND ARE DEFINED BY THE HORIZONTAL DIMENSIONS SHOWN AND BY THE ELEVATION LIMITS POSTED ON SAID PLAT OF SUBDIVISION,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 7, 2000 AS DOCUMENT NO. 00021054 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR PASSAGE OF PASSENGER VEHICLES AND PEDESTRIANS TO THE GARAGE AS GRANTED BY THE GRANT OF EASEMENT FROM 332 SOUTH MICHIGAN AVENUE OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 7, 2000 AS DOCUMENT NUMBER 00021056 IN, OVER, ACROSS AND THROUGH THE EASEMENT PREMISES DESCRIBED IN SAID GRANT OF EASEMENT.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P1-08, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF IMAGINATION ROOM NUMBER N/A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

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THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AFORESAID, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES, NOT YET DUE AND PAYABLE; (B) THE ILLINOIS CONDOMINIUM PROPERTY ACT; (C) THE DECLARATION, AFORESAID, INCLUDING ALL AMENDMENTS AND EXHIBITS; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; (E) ENCROACHMENTS, IF ANY; (F) ACTS DONE OR SUFFERED BY GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE; (G) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (H) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; AND (I) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD.

Property of Cook County Clerk's Office

A.S. Ad.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 28 April, 2021

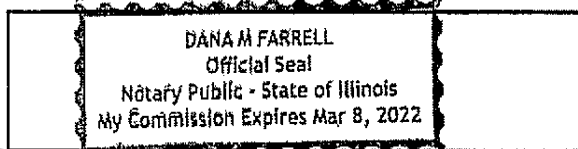
[Signature]
Grantor or Agent

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to me, Dana Farrell by the said (Name of GRANTOR): Alejandro Silva
on this date: April 28, 2021

[Signature]
Notary Signature

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 28 April, 2021

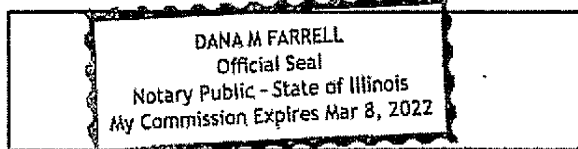
[Signature]
Grantee or Agent

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to me, Dana Farrell by the said (Name of GRANTEE): Alejandro Silva
on this date: April 28, 2021

[Signature]
Notary Signature

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 ACT: (35 ILCS 200/ART. 31)

As. [Signature]