

16221054

Doc#: 2114428504 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2021 02:56 PM Pg: 1 of 3

## DEED IN TRUST (ILLINOIS)

Dec ID 20210501628669  
ST/CO Stamp 1-199-112-464 ST Tax \$570.00 CO Tax \$285.00  
City Stamp 0-709-202-192 City Tax: \$5,985.00

## THE GRANTORS

Thom A. Tobin, unmarried person

Of 2326 W Giddings ST. #202 City of Chicago the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** to Kenneth P. Schlatter and Mayre J. Schlatter, as Co-Trustees of the Schlatter Living Family Trust dated July 12, 2002, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

### SEE ATTACHED LEGAL

**ADDRESS: 2326 West Giddings Street, 202, Chicago, IL 60625**

**PIN(S): 14-18-101-023-1002, 14-18-1 01-023-1032, 14-18-101-023-1022**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) to dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Co- Trustees herein named, to act, or upon their removal from the County Successor Trustee is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

*USI*

# UNOFFICIAL COPY

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

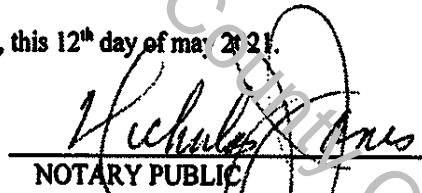
DATED this 12<sup>th</sup> day of May 2021.

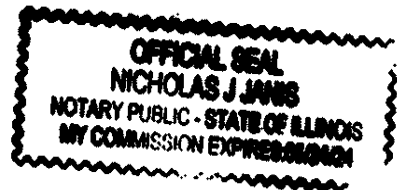
  
\_\_\_\_\_  
Thom A. Tobin (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, In the State of aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person(s) whose name(s) Thom A. Tobin subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her 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 12<sup>th</sup> day of May 2021.


Commission Expires May 24, 2024

  
\_\_\_\_\_  
NOTARY PUBLIC



The transfer of title and conveyance herein is hereby accepted by Kenneth P. Schlatter and Mayre J. Schlatter as co-trustees of the Schlatter Living Family Trust dated July 12, 2002.

  
\_\_\_\_\_  
Trustee, as aforesaid

  
\_\_\_\_\_  
Trustee, as aforesaid


This instrument was prepared by: Nicholas J. Janis, 9700 W. 131<sup>st</sup> Street, Palos Park, Illinois 60464

**MAIL TO:**

Michael Mazek  
3805 N. Lincoln Ave.  
Chicago, IL 60613



**SEND SUBSEQUENT TAX BILLS TO:**

Kenneth & Mayre Schlatter  
2326 W. Giddings, St. #202  
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		17-May-2021
	CHICAGO:	4,275.00
	CTA:	1,710.00
	TOTAL:	5,985.00 *

14-18-101-023-1002 | 20210501628669 | 0-708-202-192

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

REAL ESTATE TRANSFER TAX		17-May-2021
	COUNTY:	285.00
	ILLINOIS:	570.00
	TOTAL:	855.00

14-18-101-023-1002 | 20210501628669 | 1-199-112-464

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## LEGAL DESCRIPTION:

Unit Numbers 202, PG-4, and PG-14 in the Fountain View Condominiums as delineated on a survey of the following described real estate:

Lots 44, 45, 46 and 47 in Circuit Court Partition being a Subdivision of that part of Lot 1 in the Partition of the West 1/2 of the Northwest 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of Lincoln Avenue in Cook County, Illinois, (excepting therefrom that portion Described and delineated as "Commercial Space") which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0831845143, together with its undivided percentage interest in the common elements, all in Cook County Illinois

Permanent Index Number(s): 14-18-101-023-1002  
14-18-101-023-1032  
14-18-101-023-1022

Common Address: 2326 West Giddings Street, 202, Chicago, IL 60625