

UNOFFICIAL COPY

Return to:

Thomas D. Bransfield
135 S. LaSalle Street, Ste. 2310
Chicago, IL 60603

Doc#: 2114710223 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2021 03:52 PM Pg: 1 of 7

Prepared by:

Thomas D. Bransfield
135 S. LaSalle Street, Ste. 2310
Chicago, IL 60603

Dec ID 20210501641476
ST/CO Stamp 1-210-751-248
City Stamp 0-137-009-424

Send Tax Bills To:

Sandra J. Davis
1 E. Scott Street, Unit 403
Chicago, IL 60610

DEED IN TRUST

Illinois

THE GRANTOR(S), Sandra J. Davis, a single person, who has never been married, of 1 E. Scott Street, Unit 403, Chicago, IL 60610

of the County of Cook, and State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT unto Sandra J. Davis

as Trustee under Sandra J. Davis Trust dated May 1, 2021

whose post office address is 1 E. Scott Street, Unit 403, Chicago, Illinois 60610;

(hereinafter referred to as "said trustee," regardless of the number of trustees,) 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 :

See "Rider A" Attached for Legal Description

Parcel Identification Number 17-03-112-033-1004

Common Address: 1 East Scott Street, Unit 403, Chicago, IL 60610

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Taxes for the year 20 20 and subsequent years; covenants, conditions, and restrictions of record; zoning laws or ordinances;

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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 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 in 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 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 obliged to see 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 has 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 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 interests 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 Recorder of Deeds 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 grantors hereby expressly waive 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.

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In Witness Whereof, the grantor(s) aforesaid have hereunto set his hand and seal this 18 day of

May, 20 21.

GRANTORS

[Signature]

STATE OF Illinois
COUNTY OF Cook

} SS NOTARY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared _____
Sandra J. Davis, a single person, who has never been married, of 1 E. Scott Street,
Unit 403, Chicago, IL 60610

well known to me to be the same person(s) named as Grantor(s) in the foregoing deed, who acknowledged before me that he/she/they executed the same, and an oath was not taken. Said person(s) is (are) personally known to me or produced appropriate identification.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of MAY, 20 21.



[Signature]
NOTARY

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Act.
Date 5/18/21
[Signature]
Signature of Seller/Buyer/Representative

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Rider A

LEGAL DESCRIPTION

UNIT 403 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ONE EAST SCOTT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24642367. LOTS 6 TO 9 IN BLOCK 10 IN H.O. STONE'S SUBDIVISION OF ASTORS ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Parcel Identification Number 17-03-112-033-1004

Common Address: 1 East Scott Street, Unit 403, Chicago, IL 60610

This Deed is being prepared at the Grantor(s)'s request without the benefit of a title search or title examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this Deed.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 23-May-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

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23-May-2021

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

COMMERCIAL TRANSFER IAA



17-03-112-033-1004 | 20210501641476 | 1-210-751-248

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee 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 5/18, 2021

Signature Thomas D. Bransfield
Grantor or Agent

Subscribed and sworn to before me by this
18th day of May, 2021.

Notary Public Colleen A. Bransfield



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee 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 5/18, 2021

Signature Thomas D. Bransfield
Grantee or Agent

Subscribed and sworn to before me by this
18th day of May, 2021.

Notary Public Colleen A. Bransfield

