

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST ILLINOIS STATUTORY

Doc#: 2114808093 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/28/2021 11:09 AM Pg: 1 of 5

Dec ID 20210501621955  
ST/CO Stamp 0-506-353-936 ST Tax \$635.00 CO Tax \$317.50  
City Stamp 0-989-653-264 City Tax: \$6,667.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Michael E Perdue, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Lucy Baird and Stephen W. Baird, not individually but as Co-Trustees of The Lucy Wood Baird 2007 Trust of 859 W Adams #4C, Chicago, IL 60607, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-31-328-058-0000  
Property Address: 1643 North Bell Avenue, Chicago, IL 60647

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



THE TERMS AND CONDITIONS APPEARING ON EXHIBIT B OF THIS INSTRUMENT ARE MADE A PART HEREOF.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 11 day of May, 2021.

  
(Seal)  
Michael E Perdue

Daniel & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schamburg, IL 60173

| REAL ESTATE TRANSFER TAX                                                            |           | 24-May-2021                    |        |
|-------------------------------------------------------------------------------------|-----------|--------------------------------|--------|
|  | COUNTY:   |                                | 317.50 |
|  | ILLINOIS: |                                | 635.00 |
|                                                                                     | TOTAL:    |                                | 952.50 |
| 14-31-328-058-0000                                                                  |           | 20210501621955   0-506-353-936 |        |

| REAL ESTATE TRANSFER TAX                                                            |          | 24-May-2021                    |            |
|-------------------------------------------------------------------------------------|----------|--------------------------------|------------|
|  | CHICAGO: |                                | 4,762.50   |
|                                                                                     | CTA:     |                                | 1,905.00   |
|                                                                                     | TOTAL:   |                                | 6,667.50 * |
| 14-31-328-058-0000                                                                  |          | 20210501621955   0-989-653-264 |            |

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

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1 of 1

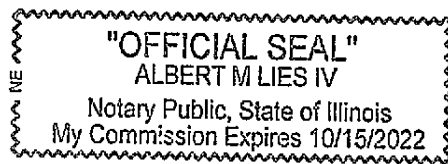
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STATE OF IL )  
 ) SS,  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael E Perdue personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 11 day of May, 2021.

Albert M. Lies IV  
Notary Public



THIS INSTRUMENT PREPARED BY  
Drost Kivlahan McMahon & O'Connor LLC  
11 South Dunton Ave  
Arlington Heights, IL 60005

MAIL TO:

Austin Hirsch, Esq.  
ReedSmith LLP  
10 S Wacker Drive  
40th Floor  
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

The Lucy Wood Baird 2007 Trust  
1645 North Bell Avenue  
Chicago, IL 60647

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BW20053551

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Exhibit A

LOT 11 IN MORLEY AND ALLEN'S SUBDIVISION OF ALL THAT TRACT OF LAND LYING BETWEEN THE EAST LINE OF SHOBER STREET AND THE CENTER OF LEAVITT STREET, BEING THE EAST 298.5 FEET OF THE NORTH 3.50 CHAINS OF THE SOUTH 10 CHAINS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-328-058-0000

For Informational Purposes only: 1643 North Bell Avenue, Chicago, IL 60647

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## EXHIBIT B Terms and Conditions

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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 98 years; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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

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with all the title, estate, rights, powers, authorities, duties and obligations of their predecessors in trust.

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