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CB 1 of 2

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## DEED IN TRUST

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Doc#: 2120846544 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/27/2021 02:30 PM Pg: 1 of 4

Dec ID 20210701697446  
ST/CO Stamp 1-610-150-672 ST Tax \$440.00 CO Tax \$220.00  
City Stamp 0-114-340-624 City Tax: \$4,620.00

The **GRANTORS, David Shanker and Lisa Shanker, husband and wife**, of 2023 North Cleveland Drive, #1W, Chicago, Illinois 60614 in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby convey and quitclaim their entire undivided interests unto **GRANTEES, Chad Michael Augustine and Jessica Theresa Augustine, as Trustees of the Augustine Family Living Trust dated September 23, 2020**, of 22320 118th St, Bristol, WI 53104, in and to the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

Commonly Known As: 2023 North Cleveland <sup>Avenue</sup> Drive, #1W, Chicago, Illinois 60614  
Permanent Index No.: 14-33-131-064-1007  
14-33-131-064-1014

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 trustees, 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 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.

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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, 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 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 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.

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.

The Grantors hereby waive and release any and all rights and benefits under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

***SIGNATURES ON FOLLOWING PAGE***

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IN WITNESS WHEREOF, said GRANTORS have caused this General Warranty Deed to be executed and delivered as of the date set forth below.

DATED as of this 12<sup>th</sup> day of July, 2021.

David Shanker

Lisa Shanker

### ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **David Shanker and Lisa Shanker**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 12<sup>th</sup> day of July, 2021.

  
NOTARY PUBLIC

MAIL TO : CHAD MICHAEL AUGUSTINE  
2023 N. CLEVELAND AVE  
1W  
CHICAGO, IL 60614

Tax Bills To: The Augustine Family Living Trust  
2023 N. Cleveland Ave.  
1W  
Chicago, IL 60614

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2023-1 AND P-2 IN THE 2019-23 N. CLEVELAND CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 IN SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29 AND LOTS 1  
AND 2 IN WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN  
CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF  
CONDOMINIUM RECORDED ON SEPTEMBER 24, 2004 AS DOCUMENT NUMBER  
0426819035 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-9, A LIMITED COMMON  
ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION  
AFORESAID RECORDED AS DOCUMENT NUMBER 0426819035.

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