

# UNOFFICIAL COPY

File 2018U7213

## TRUSTEE'S DEED (ILLINOIS)

Doc#: 2121712102 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/05/2021 10:44 AM Pg: 1 of 7

Dec ID 20210701609670  
ST/CO Stamp 2-142-501-648  
City Stamp 0-281-914-128

SEND SUBSEQUENT TAX  
BILLS TO:

~~Alejandro Silva, Co Trustee  
Bianca Silva, Co Trustee  
1155 N. Dearborn Street, apt 1402  
Chicago, Illinois 60610~~

THE GRANTOR, made by and between **Patricia Silva, not individually, but solely as Successor Trustee of the Madeline Silva Residuary Trust Created Under Madeline Silva Trust Dated September 10, 1997** (see Exhibit B for Acceptance of Successor Trustee Dated of Madeline Silva Trust Dated September 10, 1997, attached hereto and made a part hereof) whose mailing address is 1155 N. Dearborn Street, Apt 703, Chicago, Illinois 60610 ("**Grantor**") for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, **warrants and conveys unto Alejandro Silva and Bianca Silva, not individually, but solely as Co-Trustees of the Alejandro Silva Discretionary Trust (GST Exempt), created under Alberto Silva Trust, dated November 10, 1983, whose mailing address is 47 Reeve Place, Apt 7, Brooklyn, New York 11218 and unto Bianca Silva and Caitlin Gillies, not individually, but solely as co-trustees of the Bianca Silva Discretionary (GST Exempt), Created under the Alberto Silva Trust Dated November 10, 1983, whose mailing address is 1155 N. Dearborn, Apt 1402, Chicago, Illinois 60610, each as to an undivided one-half interest, to be held as Tenants In Common ("Grantee"), and any and all successors as trustee designated under said trust agreement or who are legally appointed pursuant thereto, the following described real estate commonly known as, and legally known as, to be held by the grantees to-wit:**

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF AS EXHIBIT "A"**

**SUBJECT TO:** the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; **general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility easements and roads and highways**

**This is not Homestead Property**

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Address of Real Estate: **PARKING SPACES 3-51 and 3-53, located at  
130 N. Garland Court, Chicago, Illinois 60602**

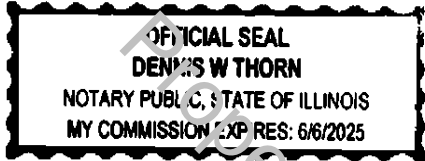
Permanent Real Estate Index Number(s): **17-10-309-015-1236 and 17-10-309-015-1237**

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STATE OF ILL )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Patricia Silva, not individually but solely as Trustee 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, sealed and delivered in the 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 notarial seal, this 7/16/21



Dennis W. Thorn  
Notary Public

THIS INSTRUMENT PREPARED BY  
Dennis W. Thorn  
Dennis W. Thorn & Associates  
180 N Michigan Ave, Ste 2105  
Chicago, IL 60601

MAIL TO:  
Dennis W. Thorn  
180 N. Michigan Ave, Ste 2105  
Chicago, Illinois 60601

Send subsequent tax bills to:  
THOMAS Patterson  
130 N. Garland Ct  
Unit ~~420~~ 4201  
Chicago IL 60602

**STATEMENT OF EXEMPTION**  
Exempt under paragraph 2-1 of Section 2-1.1 of the Illinois  
Estate Transfer Tax Act  
Dated this 4 day of AUGUST, 2021  
Dennis W. Thorn  
Signature of Buyer/Seller of Property

REAL ESTATE TRANSFER TAX		04-Aug-20 <u>21</u>
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-309-015-1237 | 20210701609670 | 2-142-501-641

REAL ESTATE TRANSFER TAX		04-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-309-015-1237 | 20210701609670 | 0-281-914-128

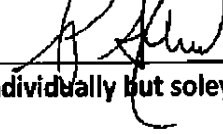
\* Total does not include any applicable penalty or interest due.

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I hereby declare this Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45

para. D, of the Restate Transfer Tax Law

Dated this : 7/16/21

  
Patricia Silva, not individually but soley as Trustee

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## ACCEPTANCE OF SUCCESSOR TRUSTEE OF THE MADELINE SILVA RESIDUARY TRUST CREATED UNDER MADELINE SILVA TRUST DATED SEPTEMBER 10, 1997

**WHEREAS**, Madeline Silva ("Madeline"), as Grantor and as Trustee, did make and execute on September 10, 1997, a certain Trust Agreement establishing the Madeline Silva Trust, which was subsequently amended and/or restated on February 24, 2003 and on December 6, 2012 (hereinafter sometimes referred to as the "Revocable Trust"); and

**WHEREAS**, Madeline died on November 3, 2013; and

**WHEREAS**, pursuant to the provisions of Section 7.1 of Article VII of the Revocable Trust, the Madeline Silva Residuary Trust for the benefit of Alberto Silva ("Alberto") (the "Residuary Trust"), was created; and

**WHEREAS**, Alberto was serving as the sole Trustee of the Residuary Trust; and

**WHEREAS**, Alberto died on May 9, 2019, thereby creating a vacancy in the Trusteeship; and

**WHEREAS**, pursuant to the provisions of Paragraph 13.3 of Article XIII of the Trust Agreement, U.S. Bank N. A. and Patricia Silva are designated to serve as the successor co-trustees of the Residuary Trust; and

**WHEREAS**, pursuant to a Declination of U.S. Bank N.A. to Act as Successor Co-Trustee, U.S. Bank N.A. declined to act as Successor Co-Trustee of the Residuary Trust; and

**WHEREAS**, Patricia Silva desires to act alone as Successor Trustee of the Madeline Silva Residuary Trust.

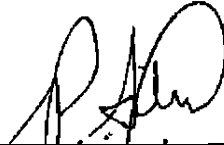
**NOW, THEREFORE**, Patricia Silva does hereby take the following actions in the order indicated:

1. The forgoing recitals are hereby expressly incorporated herein and made a part hereof.
2. Patricia Silva hereby accepts the office of Successor Trustee of the Madeline Silva Residuary Trust and does agree to hold, administer and distribute the trust estate of the Madeline Silva Residuary Trust in accordance with the terms and conditions of the Trust Agreement.
3. This instrument may be executed in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one (1) and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. A facsimile, telecopy, .pdf or .tiff file or other electronic file or other reproduction of this instrument may be executed by one (1) or more parties hereto, and an executed copy of this instrument may be delivered by one (1) or more parties by facsimile or similar electronic transmission device or via email of a .pdf or .tiff file or other electronic file pursuant to which the signature of or on behalf of such

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party can be seen, and such execution and delivery shall be considered valid, binding and effective for all purposes.

16<sup>th</sup> IN WITNESS WHEREOF, Patricia Silva has executed this instrument effective as of the day of July, 2021

X   
\_\_\_\_\_  
Patricia Silva, Accepting Successor Trustee of the  
Madeline Silva Residuary Trust Created Under  
Madeline Silva Trust Dated September 10, 1997

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## EXHIBIT "A"

Situated in the County of Cook,, State of Illinois, to wit:

Parcel 1:

Unit Numbers 3-51 and 3-53 in the Heritage at Millennium Park Condominium as Delineated and Defined on the Plat of Survey of Part of Lots 1 to 6 Inclusive in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium Recorded December 16, 2004 as Document Number 0435103109, as amended from time to Time; together With its undivided percentage interest in the common elements.

Parcel 2:

Easement Appurtenant for the Benefit of Parcel 1 as Created by the Declaration of Covenants, Conditions, Restrictions, and Easements Recorded December 16, 2004 as Document 0435103107 for Ingress and Egress, for Maintenance, Structure Support, Use of Facilities, Encroachments, Common Walls, Utilities and Permanent Canopy Over the Land Described Herein. (Said Land Commonly Referred to as the Retail Parcel)

PIN(S): 17-10-309-015-1236 and 17-10-309-015-1237

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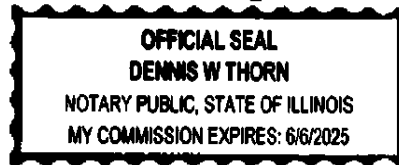
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his/her 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 7/12, 2021

Signature: X [Signature]  
Grantor/Agent Patricia Silva, Trustee

Subscribed and sworn to before me by the said Agent/Grantor this 16th day of JULY, 2021.



[Signature]  
NOTARY PUBLIC

The Grantee or his/her agent affirms and verifies that 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 10/9, 2021

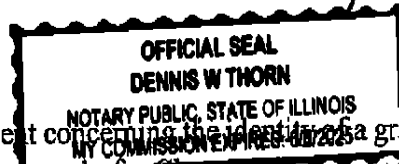
Signature: X [Signature]  
Grantee/Agent ALEJANDRO SILVA, TRUSTEE

Subscribed and sworn to before me by the said Agent/Grantee this 16th day of JULY, 2021.

X [Signature]  
BIANCA SILVA, TRUSTEE

X [Signature]  
CATLIN GILLIES, TRUSTEE

[Signature]  
NOTARY PUBLIC



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)