

# UNOFFICIAL COPY



Doc# 2129345048 Fee \$55.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2021 02:55 PM PG: 1 OF 3

## DEED IN TRUST

**THIS INDENTURE, WITNESSETH,** That the Grantors, Michael Hanna and Vicki Hanna, husband and wife, of the County of Cook and State of Illinois, for and in considerations of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto Michael Hanna and Vicki Hanna, not personally, but as Trustees of

**The Michael and Vicki Hanna Family Trust Agreement**

a LIVING TRUST AGREEMENT dated the 22 day of September, 2021,

the following described real estate in the County of Cook and State of Illinois, to wit:

Units 115, 203, 209, 215, 304, 307, 319 and 320, in the Princeton House Condominium as delineated on a survey of the following described real estate: LOTS 1, 2, 3 AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 19 IN COCHRANS SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND THE RIGHT-OF-WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO.25271247, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Numbers:** 14-05-401-041-1002, 14-05-401-041-1005, 14-05-401-041-1011, 14-05-401-041-1016, 14-05-401-041-1029, 14-05-401-041-1032, and 14-05-401-041-1044

**Address of Property:** 5920 North Kenmore Unit #203, Chicago IL 60660

**TO HAVE AND TO HOLD** THE said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee 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 see 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 of 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 changes 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

EXEMPT under the Real Estate Transfer

Tax Law, 35 ILCS 200/31-45(e)

Dated: 9/22/21

Signed: [Signature]

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deal with said property and every part thereof in all other ways 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 to 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 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.


And the 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.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 22 day of September, 2021.

Michael Hanna  
Michael Hanna

Vicki Hanna  
Vicki Hanna

STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF DUPAGE )



REAL ESTATE TRANSFER TAX		18-Oct-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-05-401-041-1002 | 2021001610092 | 1-357-838-480  
\* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Hanna and Vicki Hanna, 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 the said 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 22 day of September, 2021.

Michael R Konewko  
Notary Public

REAL ESTATE TRANSFER TAX		18-Oct-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-05-401-041-1002 | 2021001610092 | 1-348-106-384



This instrument prepared by:  
KONEWKO & ASSOCIATES  
29W204 Roosevelt Rd.  
West Chicago, IL 60185

Send Tax Bills to:  
Michael and Vicki Hanna  
240 Harlem Ave.  
Glenview, IL 60025-5048

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 09 | 22 | 20 21

SIGNATURE: *Bill Rue*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

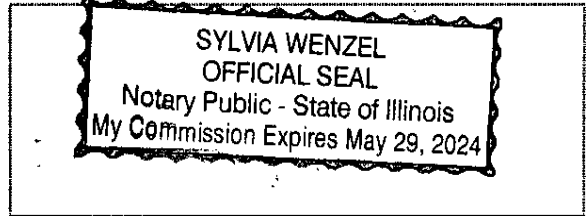
*Sylvia Wenzel*

By the said (Name of Grantor): Bill RUE

On this date of: 09 | 22 | 20 21

NOTARY SIGNATURE: *Sylvia Wenzel*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 09 | 22 | 20 21

SIGNATURE: *Bill Rue*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

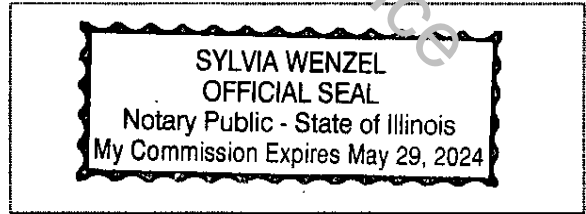
*Sylvia Wenzel*

By the said (Name of Grantee): BILL RUE

On this date of: 09 | 22 | 20 21

NOTARY SIGNATURE: *Sylvia Wenzel*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**