

# UNOFFICIAL COPY

This instrument prepared by  
and after recording mail to:  
Timothy J. Edmier, Esq.  
Lawrence Kamin, LLC.  
300 S. Wacker Drive, Suite 500  
Chicago, Illinois 60606

Send tax bills to:  
Nenita Dejuras  
3801 W Belmont Avenue  
Chicago, IL 60618



Doc# 2201219073 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2022 04:29 PM PG: 1 OF 4

## QUIT CLAIM DEED IN TRUST

IN THIS INDENTURE WITNESSETH, that **Jaime Dejuras** and **Nenita Dejuras**, husband and wife, of 363 E. Wacker Dr., Unit 2202, Chicago, Illinois 60601 (the "Grantors"), for and in consideration of less than Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEY AND QUIT CLAIM to **Jaime P. Dejuras**, not individually but as the Trustee of the **Jaime P. Dejuras Revocable Trust dated April 12, 2005**, as to an undivided Fifty Percent (50%) interest, and to **Nenita C. Dejuras**, not individually but as the Trustee of the **Nenita C. Dejuras Revocable Trust dated April 12, 2005**, as to an undivided Fifty Percent (50%) interest, (the "Grantees"), of 363 E. Wacker Dr., Unit 2202, Chicago, Illinois 60601, not as joint tenants, but as TENANTS IN COMMON, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Permanent Index Number: 17-03-209-055-1009; and 17-03-209-055-1762

Property Address: 10 East Delaware Place, Unit 18-A and P-147, Chicago, IL 60611

### PARCEL 1:

UNIT NUMBER 18A AND P-147 IN 10 EAST DELAWARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0934910051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

ILLINOIS. REAL ESTATE TRANSFER TAX	12-Jan-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



17-03-209-055-1009 | 20220101694204 | 1-141-667-472

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

# UNOFFICIAL COPY

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIRMENTS AND RECORDED AS DOCUMENT 0934910050.

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 agreements and set forth herein.

In addition to the powers granted under the terms of said trusts, full power and authority is hereby granted to said trustees and their successors 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 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, 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 consideration 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 trustees or their successors 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease, or other instrument executed by said trustees 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 trusts created by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustees were 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

REAL ESTATE TRANSFER TAX

12-Jan-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

# UNOFFICIAL COPY

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.

This is not Homestead Property.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals as of the 8th day of December, 2021.

Accepted:

**Jaime P. Dejuras Revocable Trust dated April 12, 2005**

*Jaime P. Dejuras*  
Jaime Dejuras, grantor

By: *Jaime P. Dejuras*  
Jaime P. Dejuras, Trustee

**Nenita C. Dejuras Revocable Trust dated April 12, 2005**

*Nenita C. Dejuras*  
Nenita Dejuras, grantor

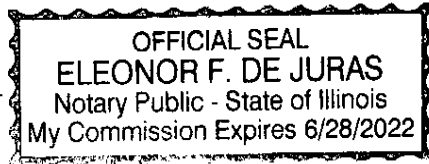
By: *Nenita C. Dejuras*  
Nenita C. Dejuras, Trustee

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jaime P. Dejuras** and **Nenita C. Dejuras**, husband and wife, 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 the said instrument for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of Dec., 2021.

*Ede Sivar*  
Notary Public  
My commission expires: 6/28/2022



Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law.

Date: Dec 8, 2021

By: *Jaime P. Dejuras*  
Signature of Grantor, Grantee or Representative

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agents affirm that, to the best of their knowledge, the name of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

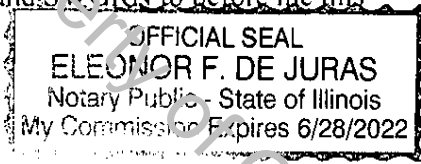
Date: 8<sup>th</sup> day of Dec, 2021

By: [Signature]  
Grantor or Agent

Date: 8<sup>th</sup> day of Dec, 2021

By: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.



[Signature]  
NOTARY PUBLIC  
My commission expires: 6/28/2022

The grantees or their agent affirm that, to the best of their knowledge, the name of the grantees 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.

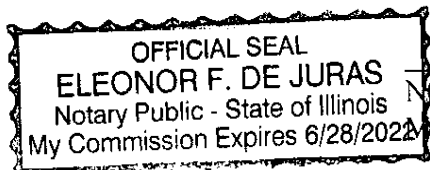
Date: 8<sup>th</sup> day of Dec, 2021

By: [Signature]  
Grantee or Agent

Date: 8<sup>th</sup> day of Dec, 2021

By: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021



[Signature]  
NOTARY PUBLIC  
My commission expires: 6/28/2022

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]