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DEED IN TRUST (Illinois)



Doc# 2209715040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2022 02:22 PM PG: 1 OF 5

Mail to: Grace Luetkemeyer

Hoogendoorn & Talbot LLP

122 S. Michigan Ave., #1220

Chicago, IL 60603

Name & Address of Taxpayer:

Karen M. Dorff

1160 S. Plymouth Court

1SE

Chicago, IL 60605

THE GRANTOR, Karen M. Dorff, a single woman, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Karen M. Dorff, Trustee of the Karen M. Dorff Trust, Dated March 31, 2022,

1160 S. Plymouth Court, 1SE, Chicago, IL 60605
Street City State Zip

and unto all and every successor or successors in trust under said trust agreements, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made part hereof.

Permanent Index Number: 17-16-425-003-1051

Property Address: 1160 S. Plymouth Court, 1SE, Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX 07-Apr-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX 07-Apr-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-16-425-003-1051 | 20220401674320 | 1-473-471-376

17-16-425-003-1051 | 20220401674320 | 1-288-463-248

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

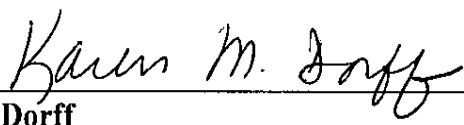
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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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

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.

DATED this 31st day of March, 2022.



Karen M. Dorff

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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 Karen M. Dorff, a single woman, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of March, 2022.



(Seal)

Daniel R. Orlik
Notary Public

NAME AND ADDRESS OF PREPARER:

Grace Luetkemeyer
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6263

STATE OF ILLINOIS - COUNTY OF COOK
EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH (E), SECTION 31-45, OF THE
REAL ESTATE TRANSFER TAX LAW.

DATE: 3/31/2022

Grace Luetkemeyer
Grantor/Grantee/Agent

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EXHIBIT A

Unit No. 1160 S. Plymouth Court, Clark II East in the Townhomes of Dearborn Park Condominium, as delineated on a survey of the following described real estate:

Part of Block 7 in Dearborn Park Unit Number 1, being a Resubdivision of Sundry Lots and vacated streets and alleys in the adjoining Blocks 127 and 134 both inclusive, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 86042028, as amended from time to time, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantee, its successors and assigns, the exclusive right to use the Limited Common Element known as Indoor Parking Space No. 16 as defined and set forth in the aforementioned Declaration of Condominium.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration of Condominium.

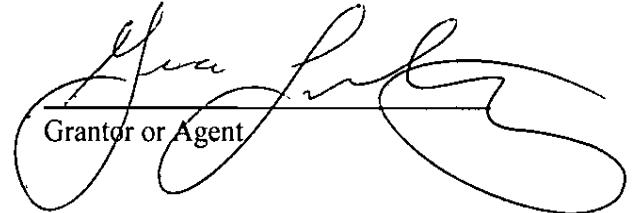
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STATEMENT BY GRANTOR AND GRANTEE

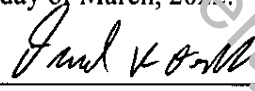
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

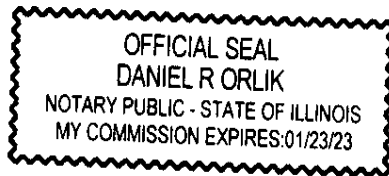
Dated: March 31, 2022

Signature:


Grantor or Agent

Subscribed and sworn to before me this
31st day of March, 2022.

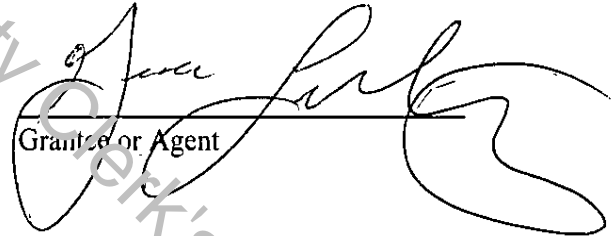

Notary Public



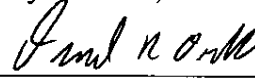
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

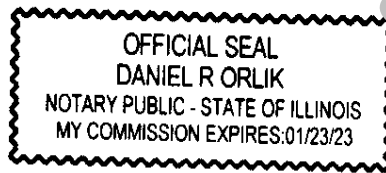
Dated: March 31, 2022

Signature:


Grantee or Agent

Subscribed and sworn to before me this
31st day of March, 2022.


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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]