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2209719047D

Doc# 2209719047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2022 01:26 PM PG: 1 OF 4

CTT
A 00125050LP
Hall

WARRANTY DEED IN TRUST
Living Trust

THE GRANTOR, RICHARD P. PUCCI, a widower of 1725 N. Mohawk Street, Unit 3, City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the RICHARD P. PUCCI, SR. DECLARATION OF TRUST DATED NOVEMBER 1, 2006, RICHARD P. PUCCI, SR., TRUSTEE of 1725 N. Mohawk Street, Unit 3, City of Chicago, County of Cook, State of Illinois, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description – EXHIBIT A

PIN: 14-33-318-069-1006

Address of Real Estate: 1725 N. Mohawk Street, Unit 3, Chicago IL 60614

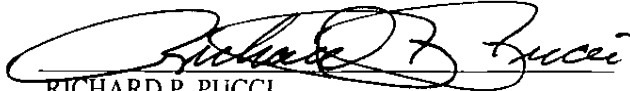
TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of RICHARD P. PUCCI, SR., the Trustee herein named, to act, or upon his removal from THE RICHARD P. PUCCI, SR. DECLARATION OF TRUST DATED NOVEMBER 1, 2006, then the Successor Trustee named in the Trust Agreement is appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. 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.

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The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 30th Day of March, 2022


RICHARD P. PUCCI

The Trustee of the RICHARD P. PUCCI, SR. DECLARATION OF TRUST DATED NOVEMBER 1, 2006 hereby accepts this property.

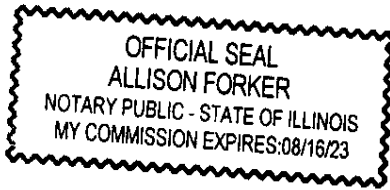
Dated the 30th Day of March, 2022

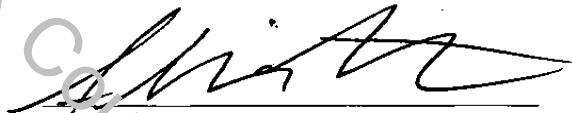

RICHARD P. PUCCI, SR. Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, Robert F. Blyth, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, RICHARD P. PUCCI, 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, including the release and waiver of the right of homestead.


Given under my hand and official seal, this 30th Day of March, 2022




(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45, of the REAL ESTATE TRANSFER TAX LAW

DATE: March 30, 2022


Signature of Buyer, Seller or Representative


Prepared by and Mail To:

Robert F. Blyth, JD
Law Offices of Robert F. Blyth
3800 N. Central Avenue
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		07-Apr-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-318-069-1006 20220401670653 0-508-388-240		

Name and Address of Taxpayer:

RICHARD P. PUCCI, SR.
1725 N. Mohawk, Unit 3
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		07-Apr-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-33-318-069-1006 20220401670653 0-101-737-360		

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

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LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 14-33-318-069-1006

Property Address:
1725 N. Mohhawk, Unit 3
Chicago, IL 60614

Legal Description:
PARCEL 1: UNIT NO. 3S IN THE 1725-1727 NORTH MOHAWK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 36 AND 37 IN CHARLES J. HULL'S SUBDIVISION OF BLOCK 52 OF THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL TRUST, N.A. TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1995 AND KNOWN AS TRUST NUMBER 119986 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 97131272, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 3 AND STORAGE AREA NO. 3S BOTH LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DELCARATION AFORESAID RECORDED AS DOCUMENT NO. 97131272.

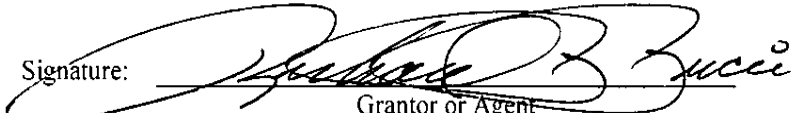
Cook County Clerk's Office

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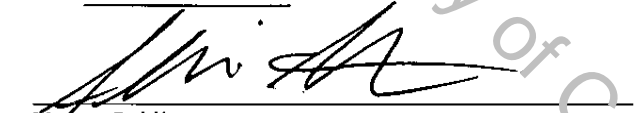
STATEMENT BY GRANTOR AND GRANTEE

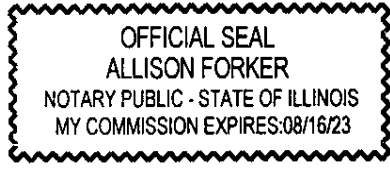
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: March 30, 2022

Signature: 
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th DAY OF March,
20 22


Notary Public

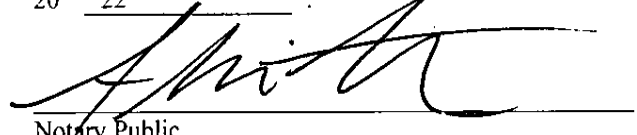


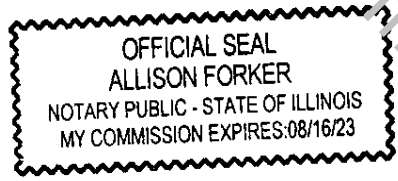
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: March 30, 2022

Signature: 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th DAY OF March,
20 22


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 a Class A misdemeanor for subsequent offenses.