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DEED IN TRUST

This Document Prepared By and
After Recording Please Return To:

Amanda C. Andrews, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606



Doc# 2209719004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2022 09:30 AM PG: 1 OF 5

GRANTOR **PETER E. KELLY AND KATHERINE KELLY**, husband and wife, as tenants in common, of the County of Cook, and State of Illinois, gifts, conveys and quit claims unto GRANTEE:

Peter E. Kelly, as trustee of the Peter E. Kelly Trust, u/a/d March 10, 1994 as amended, or his successors in trust, as to an undivided 50% interest, and **Katherine Surpluss Kelly**, as trustee of the Katherine Surpluss Kelly Trust, u/a/d February 12, 2019 as amended, or her successors in trust, as to an undivided 50% interest, as tenants in common,

whose present address is 1158 W. Armitage Ave., Unit #205, Chicago, IL 60614

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

SEE ATTACHED EXHIBIT A

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 set forth.

Full power and authority are hereby granted to each said trustee to improve, manage, protect and subdivide said premises or any part thereof; 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 successor in trust and to grant to such successor or successor 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 a 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

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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 either 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 either 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 the respective trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of either said trustee, or be obliged or privileged to inquire into any of the terms of the respective trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by either 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 said respective 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 said respective trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said respective 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 successor 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.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX

07-Apr-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-32-221-047-1005

| 20220401672486 | 0-846-570-384

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand this 25 day of March, 2022.



PETER E. KELLY

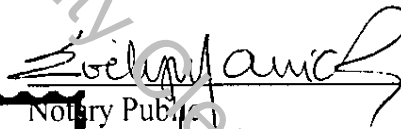


KATHERINE KELLY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

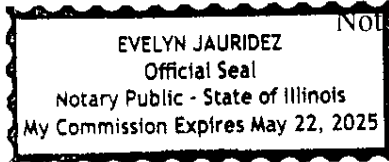
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **PETER E. KELLY AND KATHERINE KELLY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of March, 2022.



Notary Public

My commission expires:



This Deed is exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45 Real Estate Transfer Tax Law
March 25, 2022 Antela C. Andrews Agent

Mail future tax bills to:
Peter E. Kelly, as Trustee, and Katherine Surpluss Kelly, as Trustee
1158 W. Armitage Ave., Unit #205
Chicago, IL 60614

REAL ESTATE TRANSFER TAX	06-Apr-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

5420924v1/27541-0001



14-32-221-047-1005 | 20220401672486 | 1-239-065-488

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

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 205 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HEDMAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97221301, AS AMENDED FROM TIME TO TIME, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P19 AND P20, LIMITED COMMON ELEMENTS AND EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1158 W. Armitage Ave, Unit #205, Chicago, IL 60614

Permanent Real Estate Index Number: 14-32-221-047-1005

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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 25, 2022

Signature: [Handwritten Signature]
Grantor

Subscribed and sworn to before me this 25 day of March, 2022

[Handwritten Signature]
Notary Public



The grantee or his agent affirms and verifies that 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 25, 2022

Signature: [Handwritten Signature]
Grantee

Subscribed and sworn to before me this 25 day of March, 2022

[Handwritten 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 Act.)