

# UNOFFICIAL COPY



\*22116190040\*

## WARRANTY DEED IN TRUST

### PREPARED BY & RETURN TO:

Justin M. Prince  
Patzik, Frank & Samotny Ltd.  
200 S. Wacker, Suite 2700  
Chicago, Illinois 60606

Doc# 2211619004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2022 09:50 AM PG: 1 OF 5

### SEND SUBSEQUENT TAX BILLS TO:

Irena Oleksiuk, Trustee  
2057 W. Chicago Avenue  
Chicago, Illinois 60622

Above Space for Recorder's use only

**THE GRANTOR, IRENA OLEKSIUK**, a single woman, of 2057 W. Chicago Avenue, Chicago, Illinois 60622 (the "Grantor") for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto **IRENA OLEKSIUK**, not individually but as trustee of the **IRENA OLEKSIUK REVOCABLE TRUST DATED AUGUST 10, 2021**, as amended from time to time (the "Trust Agreement"), whose address is 2057 W. Chicago Avenue, Chicago, Illinois 60622 (the "Grantee"), and to any and all successor trustees legally appointed under said Trust Agreement, or who may be legally appointed, all of the Grantor's interest in the following described real estate situated in the County of Cook and the State of Illinois, to-wit:

See legal description on Exhibit A attached hereto and made a part hereof.

Permanent Index Number: 14-21-111-007-1052

Address of Real Estate: 3550 N. Lake Shore Drive, Unit 126  
Chicago, Illinois 60657-1944

together with all the appurtenances and privileges thereunto belonging or appertaining and subject to any and all easements, restrictions, covenants and encumbrances of record.

In addition to all of the power and authority granted to the Grantee Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Grantee Trustee with respect to the property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the property as often as desired; contract to sell or convey the property on any terms either with or without consideration; grant options to purchase; convey the property 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 the Grantee Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any

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improvements on the property; lease, from time to time, in possession or reversion, by leases to commence at 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Grantee Trustee from personal liability; and deal with the 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 the Grantee Trustee in relation to the property, or to whom the property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Grantee Trustee in relation to the property 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 this Indenture and by the Trust Agreement 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 this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Grantee Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

**REAL ESTATE TRANSFER TAX** 26-Apr-2022



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00

14-21-111-007-1052 | 20220401694049 | 1-093-552-01

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

**REAL ESTATE TRANSFER TAX** 26-Apr-2022



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

14-21-111-007-1052 | 20220401694049 | 1-188-448-144

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Exempt under Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e), Cook County Ordinance 74-106, paragraph (5), and Chicago Transfer Tax Ordinance Section 3-33-60, Paragraph (e).

Date: 3/30/2022 *[Signature]*  
Signature of Buyer, Seller or Representative

DATED this 22 day of March, 2022.

*Irena Oleksiuk*  
IRENA OLEKSIUK, Grantor

The undersigned hereby accept the foregoing conveyance on behalf of the Grantee as of the day and year set forth above.

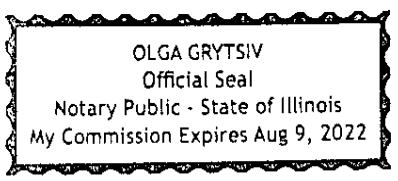
*Irena Oleksiuk*  
IRENA OLEKSIUK, Trustee

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that IRENA OLEKSIUK, personally known to me to be the same person whose names are 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 official seal, this 22nd day of March, 2022.

Commission expires: 08/09-2022  
*Olga Grytsiv*  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 326 IN 3550 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 1 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE, 33 TO 37, INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK AND THE TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPTING STREET PREVIOUSLY DEDICATED, IN COOK COUNTY, ILLINOIS);

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24132761, AND AMENDED BY DOCUMENT NUMBER 24197304; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 14-21-111-007-1052

Address of Real Estate: 3550 N. Lake Shore Drive, Unit 326  
Chicago, Illinois 60657-1944

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## STATEMENT BY GRANTOR AND GRANTEE

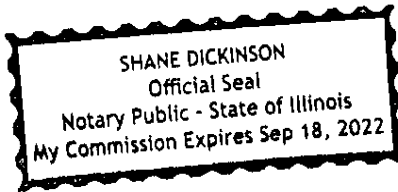
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name(s) of the grantor(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
by said Grantor/Agent,  
this 30th day of March, 2022.

*[Handwritten Signature]*  
Notary Public



The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee(s) 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 and hold title to real estate under the laws of the State of Illinois.

Date: March 30, 2022

Signature: *[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
by said Grantee/Agent,  
this 30th day of March, 2022.

*[Handwritten Signature]*  
Notary Public

