

UNOFFICIAL COPY

Doc#: 2211907239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 12:40 PM Pg: 1 of 6

Dec ID 20220401696296

City Stamp 1-657-153-424

This instrument prepared by, and
after recording, please return to:

Jeffrey P. Story, Esq.
Handler Thayer, LLP
191 N. Wacker Dr., Ste. 2300
Chicago, IL 60606

Send Subsequent Tax Bills to:

Jay Mahlendorf and
Christopher Van Dunk
800 W. Cornelia Ave.
Unit 408
Chicago, IL 60657

Commonly known as:
800 W. Cornelia Ave.
Unit 408
Chicago, Illinois 60657

Property Index Number:
14-20-407-050-1024

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **JAY BRIAN MAHLENDORF and CHRISTOPHER BRIAN VAN DUNK**, a married couple, of 800 WEST, CORNELIA AVENUE, UNIT 408, CHICAGO, COOK COUNTY, ILLINOIS, 60657, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, for and in consideration of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, convey and QUITCLAIM the undivided interest unto **JAY MAHLENDORF and CHRISTOPHER VAN DUNK, not individually but as TRUSTEES of the JAY MAHLENDORF and CHRISTOPHER VAN DUNK LIVING TRUST, dated April 20, 2017** (hereinafter referred to as the "Trust Agreement"), of which JAY MAHLENDORF and CHRISTOPHER VAN DUNK are the primary beneficiaries, said interest not to be held as tenants in common, nor as joint tenants, but to be held as TENANCY BY THE ENTIRETY, and unto all and every successor or successors in trust under the trust agreement, all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

See Exhibit "A" attached and made a part hereof

Permanent Index No: 14-20-407-050-1024

Common Address: 800 West Cornelia Avenue, Unit 408, Chicago, Illinois 60657

The interest in this property is held as tenants by the entirety by the husband and husband, in their own living trust and is an exempt transfer pursuant to 65 ILCS 1005/1(c).

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EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45 REAL ESTATE TRANSFER TAX LAW
DATE: April, 22, 2022


Signature of Buyer, Seller or Representative

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement. In addition to all of the powers and authority granted to the Trustees by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustees 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 re-subdivide 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 Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any 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 lease 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 Trustees 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 Trustees 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 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 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 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 trust created by this Indenture and by the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute

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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.

And said GRANTORS hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTORS, have hereunto set their hand and seal this 22 day of April, 2022.


JAY BRIAN MAHLENDORF


CHRISTOPHER BRIAN VAN DUNK

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 JAY BRIAN MAHLENDORF, and CHRISTOPHER BRIAN VAN DUNK, personally known to me to be the same persons who executed the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of April, 2022.




JEFFREY P. STORY, Notary Public
My Commission Expires: 01/16/2026

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Exhibit A

PARCEL 1:

UNIT NO. 408 IN THE 800 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 100 FEET OF THE SOUTH 110 FEET LYING WEST OF THE WEST LINE OF HALSTED STREET AND NORTH OF THE NORTH LINE OF CORNELIA AVENUE OF LOT 7 IN CIRCUIT COURT PARTITION OF THE NORTH (3/4) OF THE EAST (1/2) OF THE SOUTHEAST (1/4) OF SECTION 20, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOT 69 IN BENTON'S ADDISON STREET ADDITION, BEING A SUBDIVISION OF THE EAST 102.9 FEET OF LOT 1 AND LOT 7 (EXCEPT THE EAST 100 FEET OF THE SOUTH 110 FEET THEREOF) IN CIRCUIT COURT PARTITION OF THE NORTH (3/4) OF THE EAST (1/2) OF THE SOUTHEAST (1/4) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 OF THE THIRD PRINCIPAL MERIDIAN ALL TAKEN AS A SINGLE TRACT (EXCEPT THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.24 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.74 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST CORNER OF SAID TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7); THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2.05 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. CORNELIA AVENUE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.71 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 25.53 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 5.88 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 8.29 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 26.14 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 16.82 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 33.97 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.73 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.73 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 32.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 24.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.77 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.82 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.77 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 24.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.075 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 23.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2003 AS DOCUMENT 0315731128, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS. P-5 AND P-13 AND ROOF RIGHT NO. R-7, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0315731128.

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX 27-Apr-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-20-457-050-1024 | 20220401696296 | 1-657-153-424

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

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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 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, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated April 22, 2022

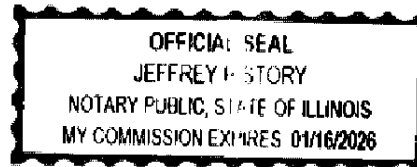
Signature: _____

Grantor or Agent

Subscribed and sworn to before me

By the said Grantor, Jay Brown Mahlenhart
This 22nd day of April, 2022

Notary Public Jeffrey P. Story



The grantees or their agent affirms and verifies that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural born persons, 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 April 22, 2022

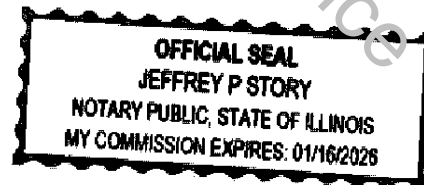
Signature: _____

Grantee or Agent

Subscribed and sworn before me

By the said Grantee - Christopher VanDunk
This 22nd day of April, 2022

Notary Public Jeffrey P. Story



Note: Any persons who knowingly submits a false statement concerning identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and 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.)