

DEED IN TRUST

MAIL TO:

Andrew Szocka, P.C.
799 E. Terra Cotta Avenue
Crystal Lake, IL 60014

Dec ID 20220301643726
ST/CO Stamp 1-791-866-768
City Stamp 0-835-827-600

MAIL TAX BILLS TO:

John Gross Trust
Taylor Gross Trust
John and Taylor Gross
1418 W. Chestnut, Apt. 3
Chicago, IL 60642

THE GRANTORS, JOHN GROSS and TAYLOR M. GAFFNEY, n/k/a TAYLOR M. GROSS, husband and wife, of Chicago, Cook County, Illinois, for the consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEY and QUIT CLAIM to JOHN W. GROSS, of Chicago, Cook County, Illinois, not individually but as Trustee of the JOHN W. GROSS TRUST DATED March 3, 2022 and to TAYLOR M. GROSS, of Chicago, Cook County, Illinois, not individually but as Trustee of the TAYLOR M. GROSS TRUST DATED March 3, 2022, of Chicago, Cook County, State of Illinois, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook and the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-05-319-126-1003

Address of Property: 1418 W. Chestnut St., Apt. 3, Chicago, IL 60642

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises").

To have and to hold the said premises as tenants by the entirety with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. The interests of JOHN W. GROSS and TAYLOR M. GROSS, husband and wife, are to be held as tenants by the entirety.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Trust Agreement shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

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 re-subdivide 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

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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 be commenced 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.

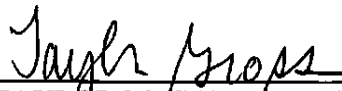
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Dated March 3, 2022.


JOHN GROSS


TAYLOR M. GAFFNEY n/k/a
TAYLOR M. GROSS

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph (e), Section 4, of the Real Estate Transfer Tax Act as set forth below.

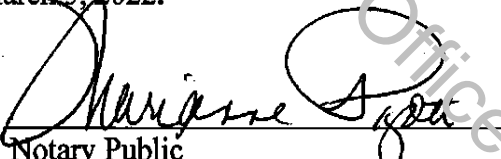
Dated March 3, 2022.


Andrew Szocka

State of Illinois)
County of McHenry) ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOHN GROSS and TAYLOR M. GAFFNEY, n/k/a TAYLOR M. GROSS, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal March 3, 2022.


Notary Public

This Instrument Prepared By:
Andrew Szocka, P.C.
799 E. Terra Cotta Avenue
Crystal Lake, IL 60014
815/455-8430
szocka@szocka.com



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LEGAL DESCRIPTION

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1: UNIT 3 IN THE 1418 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 45 IN THE SOUTH 1/2 OF BLOCK 22 IN THE CANAL TRUSTEES SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0714944085, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.



PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS A LIMITED COMMON ELEMENT, AS GRANTED BY AFORESAID DECLARATION AND AS SHOWN ON PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.


PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3 AS LIMITED COMMON ELEMENT, AS GRANTED BY AFORESAID DECLARATION AND AS SHOWN ON PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF DECK AS A LIMITED COMMON ELEMENT, AS GRANTED BY AFORESAID DECLARATION, BOUNDED PURSUANT TO THE TERMS AND PROVISIONS OF PARAGRAPH 3.03 THEREIN, AND AS SHOWN ON PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1418 W. Chestnut St., Apt. 3, Chicago, IL 60642

Parcel Identification Number: 17-05-319-126-1003

REAL ESTATE TRANSFER TAX		05-May-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-05-319-126-1003		20220301643726 1-791-866-768

REAL ESTATE TRANSFER TAX		05-May-2022
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
17-05-319-126-1003		20220301643726 0-835-827-600

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

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: March 3, 2022

SIGNATURE: [Signature]

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Marianne Pigott

By the said (Name of Grantor): John Gross

AFFIX NOTARY STAMP BELOW

On this date of: March 3, 2022

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: March 3, 2022

SIGNATURE: [Signature]

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Marianne Pigott

By the said (Name of Grantee): John W. Gross

AFFIX NOTARY STAMP BELOW

On this date of: March 3, 2022

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016