

UNOFFICIAL COPY

Doc#: 2215241030 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/01/2022 12:35 PM Pg: 1 of 5

QUIT CLAIM DEED IN TRUST (ILLINOIS)

Dec ID 20220501629049

City Stamp 0-245-006-416

THE GRANTOR, **ESTHER C. MOKY**, a single woman, of the City of Chicago, County of Cook and the State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby

**Conveys and Quit Claims
Unto**

ESTHER C. MOKY, as Trustee of the Esther C. Moky Revocable Trust dated April 27, 1994, and all and every Successor Trustee or Trustees, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

PARCEL 1:

UNIT 402 IN CONSERVANCY AT NORTH PARK CONDOMINIUM II AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 833 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 603.00 FEET, THENCE SOUTH A DISTANCE OF 180.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204 FEET, THENCE WEST 89.0 FEET; THENCE NORTH 78.0 FEET; THENCE WEST 10.0 FEET; THENCE NORTH 48.0 FEET, THENCE EAST 10.0 FEET, THENCE NORTH 78.0 FEET, THENCE EAST 59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94823271 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 402 AND STORAGE SPAGE 402, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94923281

UNOFFICIAL COPY

PARCEL 3:
EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN
DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923280

Permanent Real Estate Index Number(s): 13-02-300-006-1022

Address of Real Estate: 3850 West Bryn Mawr, #402, Chicago, Illinois 60659

TO HAVE AND TO HOLD the said premises with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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 resubdivide 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 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 vest 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 (including leases of coal, oil, gas, and other minerals), from time to time, in possession or reversion, by leases to commence in praesenti or in 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 upon any 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 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.

All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.


In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and

UNOFFICIAL COPY


deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, 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 or 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.

This transaction is exempt under the provisions of paragraph (e) of Section 31-45 of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).


 Allyson B. Russo, Attorney

Date: May 24, 2022

REAL ESTATE TRANSFER TAX		31-May-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-02-300-006-1022 | 20220501629049 | 0-245-006-416

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

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has hereunto set his or her hand and seal this 24th
day of MAY, 2022.

Esther C. Moky
ESTHER C. MOKY, individually

I, ESTHER C. MOKY, as Trustee of the Esther C. Moky Revocable Trust dated April 27, 1994, hereby acknowledge receipt and acceptance of the above described real estate as of the date thereof.

Esther C. Moky
ESTHER C. MOKY, as Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ESTHER C. MOKY, 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 or she signed, sealed, and delivered the said instrument as his or her free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of MAY, 2022.



Jessica L Lafser
NOTARY PUBLIC
My Commission expires: _____

MAIL RECORDED DEED TO:
Allyson B. Russo
Russo Law Offices LLC
201 East Ogden Avenue
Suite 218
Hinsdale, Illinois 60521

MAIL SUBSEQUENT TAX BILLS TO:
Esther C. Moky
3850 West Bryn Mawr, #402
Chicago, Illinois 60659

This instrument was prepared by:
Allyson B. Russo
Russo Law Offices LLC
201 East Ogden Avenue
Suite 218
Hinsdale, Illinois 60521

Grantees' Address:
Esther C. Moky, trustee
3850 West Bryn Mawr, #402
Chicago, Illinois 60659

UNOFFICIAL COPY

STATEMENT BY GRANTOR OR GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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: MAY 24, 2022

Signature: Esther C. Moky
ESTHER C. MOKY, individually, as grantor

Subscribed and sworn to before me
By the said ESTHER C. MOKY
On MAY 24, 2022
Notary Public Jessica Lafser



The grantee or the grantee's agent affirms and verifies that the name of the grantor 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: MAY 24, 2022

Signature: Esther C. Moky
ESTHER C. MOKY, as trustee of the
Esther C. Moky Trust, as grantee

Subscribed and sworn to before me
By the said ESTHER C. MOKY
On MAY 24, 2022
Notary Public Jessica Lafser



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.

(Attached to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)