

# UNOFFICIAL COPY



\*2217422012\*

DEED IN TRUST  
(QUIT CLAIM)  
ILLINOIS

Doc# 2217422012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2022 10:55 AM PG: 1 OF 5

Reserved for Recorder's Office

Return Recorded Document To: Tina Buehner 50 E. 16th Street, Unit 604 Chicago, IL 60616	Name and Address of Taxpayer: Tina Buehner 50 E. 16th Street, Unit 604 Chicago, IL 60616
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**THE GRANTOR, Tina M Buehner, unmarried,** of the County of Cook and State of Illinois for and in consideration of the sum of \$10.00 in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledge(s), convey(s), and QUIT CLAIM(S) unto THE TINA M. BUEHNER TRUST DATED MAY 20, 2022, the following described real estate situated in Cook County, Illinois, to wit:

PARCEL 1: UNITS 604 AND P-146 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1555 WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0916918036, AS AMENDED, IN NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-49, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.


Commonly known as 50 E. 16th Street, Unity 604 & P-146, Chicago, Illinois 60616  
Property Index Number: 17-22-107-070-1049 and 17-22-107-070-1325

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TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

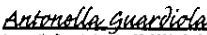
THE TERMS AND CONDITIONS APPEARING BELOW ARE MADE A PART HEREOF.

Dated this May 20, 2022

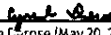
  
Tina Buchner (May 20, 2022 12:36 CDT)  
Tina M. Buchner

We, the undersigned witnesses, hereby certify that the above Deed was on the date thereof signed and declared by the Owner as his/her Deed in our presence remotely and that we, at the request and in the presence of the Owner remotely, and in the presence of each other remotely, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence, and the execution was the Owner's free and voluntary act.

**WITNESS:**

Signed:   
Antonella Guardiola (May 20, 2022 12:47 CDT)  
Printed: Antonella Guardiola  
Dated: May 20, 2022

**WITNESS:**

Signed:   
Cynae Derose (May 20, 2022 12:47 CDT)  
Printed: Cynae Derose  
Dated: May 20, 2022

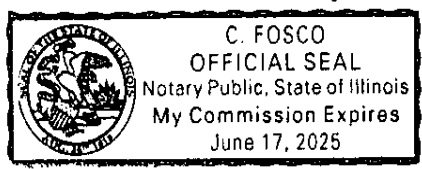
State of Illinois                     )  
   ) ss.  
County of Cook                     )

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Owners and Witnesses, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. I certify that the foregoing and annexed document, entitled ILLINOIS DEED IN TRUST (QUIT CLAIM) is a true and correct copy of an electronic document printed by me or under my supervision. I further certify that, at the time of printing, no security features present on the electronic document indicated any changes or errors in an electronic signature or other information in the electronic document since its creation or execution.

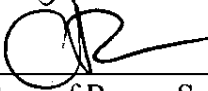
Dated: 5/20/2022 

Notary Public

My commission expires 6/17/2025.



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Name and Address of Preparer: Christine Thurston Thurston Law Firm PO Box 4018 Itasca, IL 60143	COUNTY- ILLINOIS TRANSFER STAMPS Exempt Under 35 ILCS 200/31-45 Paragraph (e), Section 4, Real Estate Transfer Act Date: <u>5/20/2022</u>  Signature of Buyer, Seller or Representative
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**TERMS AND CONDITIONS**

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on 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 on 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) relying on 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

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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 all amendments thereof, if any, and binding on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails, and proceeds thereof as aforesaid.

## REAL ESTATE TRANSFER TAX

23-Jun-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-22-107-070-1049

| 20220601657193 | 1-305-929-808

## REAL ESTATE TRANSFER TAX

23-Jun-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-22-107-070-1049 | 20220601657193

| 1-182-230-608


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

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## STATEMENT BY GRANTOR AND GRANTEE

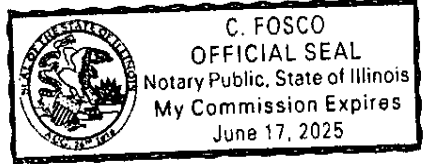
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 20, 2022

  
Tina Buehner (May 20, 2022 12:38 CDT)  
Tina Buehner


Subscribed and sworn to before me remotely by the said Grantor this 5/20/2022

Notary Public 



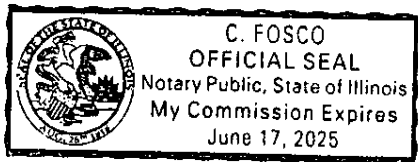
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 20, 2022

  
Tina Buehner (May 20, 2022 12:38 CDT)  
Tina Buehner, Trustee

Subscribed and sworn to before me remotely by the said Grantee this 5/20/2022

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 Tax Act.)