

# UNOFFICIAL COPY

## Warranty Deed into Trust

### MAIL TO:

Linda Straube  
5628 S. Mayfield  
Chicago, IL 60638

### NAME & ADDRESS OF TAXPAYER:

Constance R. Hyland, Trustee  
3401-B S. May  
Chicago, IL 60608

### THIS INSTRUMENT PREPARED BY:

JOANNE F. FEHN  
Attorney at Law  
3642 N. Hamlin Ave.  
Chicago, IL 60618

Doc#: 2217533274 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/24/2022 02:18 PM Pg: 1 of 5

Dec ID 20220601658513

ST/CO Stamp 1-674-831-952

City Stamp 1-468-786-768

THE GRANTOR, CONSTANCE R. HYLAND, an unmarried woman, of the City of Chicago, Illinois for and in consideration of (\$10.00) Ten Dollars, the sufficiency of which, is hereby acknowledged; together with all such other good and valuable considerations in hand paid, hereby CONVEYS, and WARRANTS TO THE FOLLOWING GRANTEE: CONSTANCE R. HYLAND, AS TRUSTEE, and unto each and every successor Co-Trustee or Trustee, OF THE CONSTANCE HYLAND TRUST, pursuant to that certain Trust Agreement dated September 11, 2021, ALL Right Title and Interest in the real estate situated in the CITY OF CHICAGO, COUNTY OF COOK, IN THE STATE OF ILLINOIS:

**GRANTEES ADDRESS:** 3401 B S. May, Chicago IL 60608

**LEGAL DESCRIPTION:** SEE ATTACHED LEGAL DESCRIPTION

**PERMANENT INDEX NUMBERS:** 17-32-216-205-1002

**PROPERTY ADDRESS:** 3401 B S. May, and P-3041B, Chicago IL 60608

Hereby waiving and releasing any and all rights under and by virtue of HOMESTEAD EXEMPTION LAWS of the State of Illinois, AND SUBJECT TO THE FOLLOWING: General Real Estate Taxes for the year 2021 and subsequent; Covenants, conditions, and restrictions of record; Declaration of Condominium and associated by-laws, Public and Utility easements; and Acts done by or suffered through the Grantee. To have and to hold said premises forever.

This deed is made to a Trustee who shall have authority to make deeds; leases, of coal, oil, gas and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. 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. Full Power Authority is attached hereto and incorporated herein by this reference.

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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, street, 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 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 commence in praesenti or in futuro, 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 earning 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 earning, avails and proceeds thereof as aforesaid.

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IN WITNESS WHEREOF THE GRANTOR has executed this Warranty Deed as of this 11th day of September 2021 by:

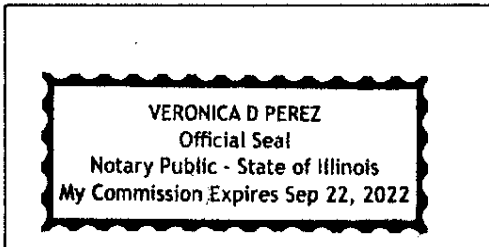
GRANTOR:

Constance R. Hyland  
CONSTANCE R. HYLAND

STATE OF ILLINOIS        }  
  }  
  }        ss.  
COUNTY OF COOK        }

I, the undersigned, a Notary Public in and for said County, in said aforesaid State, DO HEREBY ACKNOWLEDGE that, CONSTANCE R. HYLAND, is personally known to me to be the same Person whose name is subscribed to the foregoing instrument, and that she appeared before me in person, and ACKNOWLEDGED that she did sign, seal and deliver this instrument as her free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal as of this September 11, 2021 By:



IMPRESS SEAL IN BOX

Veronica D Perez  
Notary Public

**DEPARTMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT**

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Tax Act.

Dated as of this 11 day of September, 2021 by: Constance R. Hyland  
Constance R. Hyland

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## LEGAL DESCRIPTION ATTACHMENT

### PARCEL 1:

UNIT 3401 B IN CONNIE'S CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 155 (EXCEPT THAT PART, IF ANY TAKEN FOR ALLEY) IN HARLAND AND OTHERS ADDITION TO CHICAGO A SUBDIVISION OF LOTS 6, 8 TO 12 AND LOT 7 (EXCEPT THE WEST 172 FEET) IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE RECORDED JULY 6, 2006 AS DOCUMENT NUMBER 0618745030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE RIGHT TO THE USE OF P-3401B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0618745030.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of their 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/entity and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

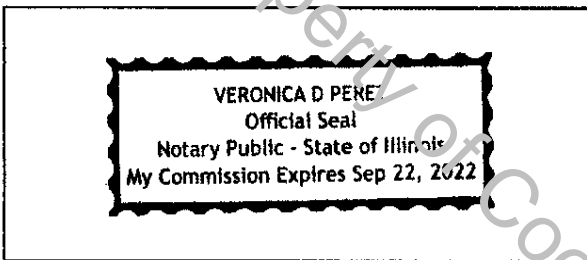
DATED: September 11, 2021

Constance R. Hyland  
Grantor Signature

Name: Constance R. Hyland

SUBSCRIBED AND SWORN TO BEFORE ME

As of this 11th day of September 2021



Veronica D. Perez  
NOTARY PUBLIC

The Grantee or his agent affirms that, to the best of their 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/entity and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

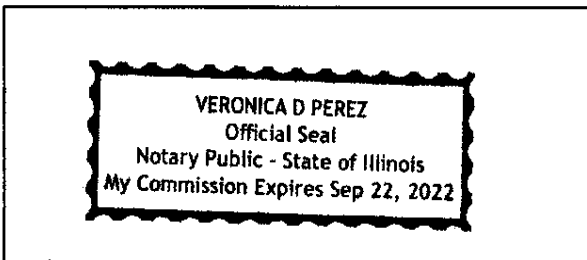
DATED: September 11, 2021

Constance R. Hyland  
Grantee Signature

Name: Constance R. Hyland,  
As Trustee

SUBSCRIBED AND SWORN TO BEFORE ME

As of this 11th day of September 2021



Veronica D. Perez  
NOTARY PUBLIC