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Doc#: 2225806409 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2022 01:40 PM Pg: 1 of 5

Dec ID 20220901639373
ST/CO Stamp 2-011-154-000
City Stamp 1-855-596-112

QUIT CLAIM DEED IN TRUST

The Grantor, CATHLEEN SHEEHAN, divorced and not remarried, of 3950 W. Bryn Mawr, Unit 501, Chicago, Illinois, for a valuable consideration, receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to CATHLEEN SHEEHAN, TRUSTEE OF THE DECLARATION OF TRUST OF CATHLEEN SHEEHAN dated September 8, 2022, of 3950 W. Bryn Mawr, Unit 501, Chicago, Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, legally described as follows:

See legal description attached hereto

Property Index No. 13-02-300-009-1031

Property Address: 3950 W. Bryn Mawr, Unit 501, Chicago, Illinois 60659

Full power and authority is hereby granted to said trustee to improve, manage and protect said premises; to contract to sell or grant options to purchase; to convey either with or without consideration; to convey the property to a successor or successors in trust; to mortgage, pledge or otherwise encumber the property; to lease said property, and to renew or extend leases upon such terms as the trustee deems advisable; 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, and to deal with the property and every part thereof in all other ways and for such consideration as would be lawful for any person dealing with the property who owns the same.

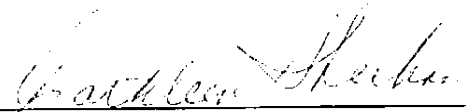
In no case shall any party dealing with said trustee in relation to said premises be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or inquire into the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such

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conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or 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 and of all persons claiming under 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, but only an interest in the earnings, avails and proceeds thereof.

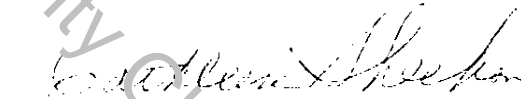
IN WITNESS WHEREOF, the Grantor has set her hand and seal this 8th day of September, 2022.



Cathleen Sheehan

This deed is exempt pursuant to the provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act.

Date: 9-8-22



Cathleen Sheehan

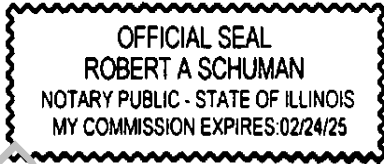
STATE OF ILLINOIS
COUNTY OF COOK

I, Robert A Schuman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cathleen Sheehan, divorced and not remarried, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes

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therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 8th day of September, 2022.



Robert A. Schuman
Notary Public

My commission expires: 2/24/25

After recording, return to:

Robert Schuman
555 Skokie Blvd., Suite 500
Northbrook, Illinois 60062

Send subsequent tax bills to:

Ms. Cathleen Sheehan
3950 W. Bryn Mawr, Unit 501
Chicago, Illinois 60659

This document was prepared by: Robert A. Schuman, 555 Skokie Blvd., Suite 500,
Northbrook, Illinois 60062

Property of Cook County Clerk's Office

UNOFFICIAL COPY**PARCEL 1:**

Unit 501 in Conservancy at North Park Condominium IV as delineated on a survey of the following described premises:

That part of the East 833 feet of the West 883 feet of the North 583 feet of the South 633 feet of the Southwest 1/4 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 131.91 feet; Thence South 70.50 Feet to the point of beginning Thence continuing South on the last described line 204 Feet, Thence East 89.0 Feet, Thence North 78.0 feet, thence East 10 feet, Thence North 48 Feet, Thence West 10 Feet, Thence North 78.0 Feet, Thence West 89 Feet to the point of beginning in Cook County, Illinois.

which is attached to Declaration of Condominium recorded as Document 95171295 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space 501 and Storage Space 501 Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95171295.

PARCEL 3:

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded as Document 95171295 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

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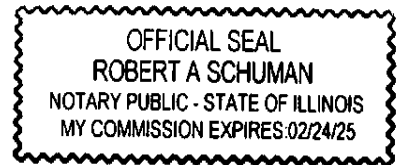
STATEMENT BY GRANTOR AND GRANTEE

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 9-8-22, 2022

Signature: *Cathleen Schuman*

Grantor or Agent



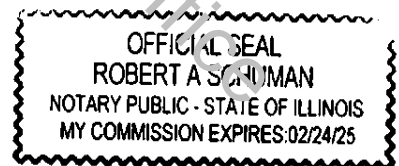
Subscribed and sworn to before me
By the said Cathleen Schuman
This 8th day of Sept, 2022
Notary Public Robert A. Schuman

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 title to real estate under the laws of the State of Illinois.

Date 9-8-22, 2022

Signature: *Cathleen Schuman*

Grantee or Agent



Subscribed and sworn to before me
By the said Cathleen Schuman
This 8th day of Sept, 2022
Notary Public Robert A. Schuman

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)