



QUIT CLAIM DEED IN TRUST

Chicago Title Insurance Company

UNOFFICIAL COPY

Doc#: 2226541265 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/22/2022 04:18 PM Pg: 1 of 4

Dec ID 20220901646363

ST/CO Stamp 0-895-211-088

City Stamp 1-794-365-008

THIS INDENTURE WITNESSTH, That the grantor(s) ^{*K.A.P.*} ~~HARRY~~ HARRY C. BLAKE, Married To DENNIS P. O'BRIEN of the County of Cook and State of Illinois for and in consideration of TEN and no/100 in hand paid, CONVEY, ASSIGN, and QUIT CLAIM unto Harry Charles Blake and Dennis Patrick O'Brien, Co-Trustees of the O'Brien and Blake Revocable Trust dated June 2, 2022, whose address is 40 E. Delaware #401, Chicago, Illinois 60611, the following described Real Estate in the County of Cook and State of Illinois, to wit:

UNIT 401 IN THE FORTY EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND LOCATED IN THE EAST 2/3 OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS MORE FULLY DESCRIBED THEREIN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1995 AS DOCUMENT NUMBER 95905942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: General taxes for the year 2021 and subsequent years.

PERMANENT TAX NUMBER: 17-03-209-019-1009.

Address of Real Estate: 40 E. Delaware #401, Chicago, Illinois 60611

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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, 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 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.

And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set _____ hand(s) and seal(s) this 9 day of August, 2012.


HARRY C. BLAKE, Co-Trustee


DENNIS P. O'BRIEN, Co-Trustee

UNOFFICIAL COPYState of Illinois, County of Cook

I, Jeff Veal, a Notary Public in and for said County, in the State aforesaid, do hereby certify that HARRY C. BLAKE, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this August 9th day of August 9th, 2022.

Jeff Veal (Notary Public)

I, Jeff Veal, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DENNIS P. O'BRIEN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9th day of August, 2022.

Jeff Veal (Notary Public)

Prepared By: Angela Peters, 3325 N. Arlington Hts. Rd. #500, Arlington Heights, Illinois 60004,
847 772-8579, angela@aepbuffalo.com

Mail To:

Angela Peters
3325 N. Arlington Heights Rd. #500
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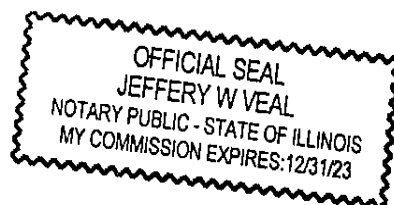
Exempt under 25 ILCS 200/31-45 paragraph (e)
Section 4, Real Estate Transfer Act.

Date August 9, 2022

Name & Address of Taxpayer:

Mr. Harry C. Blake and Mr. Dennis P. O'Brien
40 E. Delaware #401
Chicago, Illinois 60611
615-400-8576

1 Le Bon Signature of Buyer, Seller or Representative



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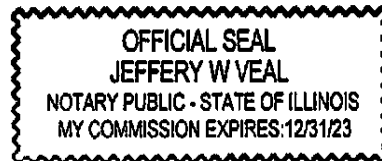
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 August 9 2022

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 9 DAY OF August 2022



NOTARY PUBLIC [Signature]

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 August 9, 2022

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 9 DAY OF August
2022



NOTARY PUBLIC [Signature]

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.]