

# UNOFFICIAL COPY

## DEED IN TRUST - WARRANTY

Doc#: 2228641081 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/13/2022 10:41 AM Pg: 1 of 3

Dec ID 20221001655596  
ST/CO Stamp 0-453-504-592 ST Tax \$1,400.00 CO Tax \$700.00  
City Stamp 1-015-279-184 City Tax: \$14,700.00

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Eugene E. Emeson and Jean R. Emeson, husband and wife, of the City of Chicago, County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated

RECORDER'S STAMP

9/27/2022 and known as Trust Number 8002390064, the following described real estate in the County of Cook and State of Illinois, to Wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 913 W. Fullerton Avenue, Chicago, IL 60614  
Property Index Numbers: 14-32-204-018-0000

together with the tenements and appurtenances thereunto belonging,

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 ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 29<sup>TH</sup> day of SEPTEMBER, 2022.

Signature Eugene E. Emeson

Signature Christopher Gottschalk

Signature Jean R. Emeson

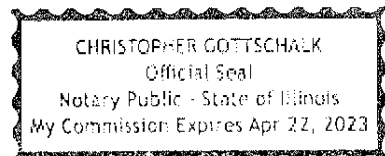
Signature Christopher Gottschalk

STATE OF ILLINOIS  
COUNTY OF COOK

I, CHRISTOPHER GOTTSCHALK, a Notary Public in and for said County, in the State aforesaid, do hereby certify EUGENE E EMESON

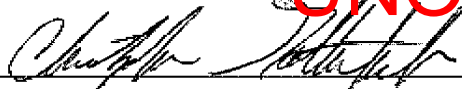
JEAN R EMESON personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this day of 29<sup>TH</sup> of SEPTEMBER, 2022



Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

CLERK OFFICE

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NOTARY PUBLIC

**TERMS AND CONDITIONS**

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 99 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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.


And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

**REAL ESTATE TRANSFER TAX** 06-Oct-2022

		<b>COUNTY:</b>	700.00
		<b>ILLINOIS:</b>	1,400.00
		<b>TOTAL:</b>	2,100.00

14-32-204-018-0000 | 20221001555596 | 0-453-504-592

**REAL ESTATE TRANSFER TAX** 06-Oct-2022

	<b>CHICAGO:</b>	10,500.00
	<b>CTA:</b>	4,200.00
	<b>TOTAL:</b>	14,700.00 *

14-32-204-018-0000 | 20221001655596 | 1-015-279-184

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

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## LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN BLOCK 2 IN SEMINARY TOWNHOUSE ASSOCIATION SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 1 TO 5, INCLUSIVE, AND PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTH 1/2 OF BLOCK 3 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 23234123, IN COOK COUNTY, ILLINOIS.

PARCEL 2. EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, FOR SEMINARY TOWNHOUSES RECORDED SEPTEMBER 25, 1975 AS DOCUMENT 23234123 AND AS CREATED BY DEED FROM MCCORMICK THEOLOGICAL SEMINARY FOR THE PURPOSES OF PASSAGE, PARKING, UTILITIES, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN(S): 14-32-204-018-0000

COMMONLY KNOWN AS: 913 W. Fullerton Avenue, Chicago, IL 60614

**MAIL TO:** CHICAGO TITLE LAND TRUST COMPANY  
10 S. LASALLE STREET, SUITE 2750  
CHICAGO, IL 60603

**SEND TAX BILLS TO:** Chicago Title Land Trust Company  
10 South LaSalle Street, Suite 2750  
Chicago, IL 60603

DEED IN TRUST: PAGE 3 OF 3

This instrument was prepared by:  
Randall Boyer, ESQ.  
3223 Lake Ave. Ste 15C-303  
Wilmette, IL 60091