

# UNOFFICIAL COPY

Doc#. 2233225126 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/28/2022 12:56 PM Pg: 1 of 5

A/0122022 1/1

## QUIT CLAIM DEED (Individual to Trust)

Dec ID 20220901653015  
ST/CO Stamp 2-063-009-104  
City Stamp 1-711-703-376

### MAIL TO:

Ronald G. Pestine & Associates  
701 Lee Street, Suite 795  
Des Plaines, Illinois 60016

### SEND SUBSEQUENT TAX BILLS TO:

Frank D. Ferrara  
2626 N. Lakeview Ave, Unit 2107  
Chicago, Illinois 60614

### THE GRANTORS,

Frank D. Ferrara

of the Village of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----(\$10.00) DOLLARS, CONVEY and QUIT CLAIM to Frank D. Ferrara as Trustee of the Frank D. Ferrara Living Trust, dated November 3, 2010



2626 N. Lakeview Ave Unit 2107  
Chicago, Illinois 60614

all of Grantor's interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


See Attached

Commonly known as: 2626 N. Lakeview Ave, Unit 2107  
Chicago, Illinois 60614

Tax ID 14-28-318-064-1259

REAL ESTATE TRANSFER TAX		11-NOV-2022	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
14-28-318-064-1259		20220901653015   2-063-009-104	

REAL ESTATE TRANSFER TAX		11-NOV-2022	
		CHICAGO:	0.00
		CTA:	0.00
		TOTAL:	0.00 *
14-28-318-064-1259		20220901653015   1-711-703-376	

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

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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.

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, streets, 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 308 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 way; 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 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

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such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 the exemption of homesteads from sale on execution or otherwise.

DATED September 19, 2022

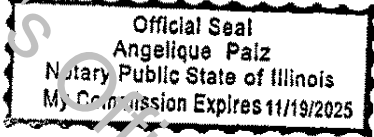
Frank D. Ferrara (SEAL)  
Frank D. Ferrara

State of Illinois )  
                                  ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Frank D. Ferrara** is personally known to me to be the same person(s) whose name(s) is 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 official seal, Sept. 19, 20 22

Commission expires \_\_\_\_\_ Angeli Paiz



Notary Public

This transaction is exempt pursuant to 35 ILCS 200/31-45 (e)

Date: 9/19/22 \_\_\_\_\_

This instrument was prepared by Ronald G. Pestine, 701 Lee Street, Suite 798, Des Plaines, Illinois 60016, #22954

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT 2107 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 13, 14, 15 AND 16 IN SUBDIVISION OF BLOCK 3 IN OUT LOT 'A' OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1886 AS DOCUMENT NUMBER 773976 IN BOOK 24 OF PLATS, PAGE 31 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 2626 LAKEVIEW CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1967 AND KNOWN AS TRUST NUMBER 25000 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23671679, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-28-318-064-1259 (Vol. 486)

Property Address: 2626 North Lakeview Avenue, Unit 2107, Chicago, Illinois 60614

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 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.

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: 9/19/22 Date: 9/19/22

Signature: [Handwritten Signature]  
Grantor or Agent

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and Sworn to  
before me this 19  
day of Sept, 2022.

Subscribed and Sworn to  
before me this 19  
day of Sept, 2022.

Notary Public [Signature]  
Official Seal  
Angelique Palz  
Notary Public State of Illinois  
My Commission Expires 11/19/2025

Notary Public [Signature]  
Official Seal  
Angelique Palz  
Notary Public State of Illinois  
My Commission Expires 11/19/2025

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.)