

UNOFFICIAL COPY

Prepared by and Return to:

Schoenberg Finkel Beederman Bell
Glazer LLC
300 S. Wacker Dr.
Suite 1500
Chicago, Illinois 60606
Attention: Jerry I. Rudman

Send subsequent tax bills to:

Paul & Rosalinda Dussault, Trustees
505 N. McClurg Court
Unit 4405
Chicago, IL 60611

Commonly known as:

505 N. McClurg Court
Unit 4405 and P-642
Chicago, IL 60611

PINS: 17-10-218-010-1250 and
17-10-218-010-1495



Doc# 2301015031 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/10/2023 03:22 PM PG: 1 OF 5

TRUSTEES DEED

The **GRANTORS**, Paul G. Dussault and Rosalinda Dussault as co-trustees of the Paul G. Dussault Revocable Trust dated November 9, 1992, as amended, and Paul G. Dussault and Rosalinda Dussault as co-trustees of the Rosalinda Dussault Revocable Trust dated November 9, 1992, as amended, whose address is 505 N. McClurg Court, Unit 4405, Chicago, Illinois 60611 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said co-trustees and of every other power and authority the Grantors hereunto enabling, do hereby **CONVEY** and **WARRANT** to Paul G. Dussault and Rosalinda Dussault as co-trustees of the Paul G. Dussault Revocable Trust dated November 9, 1992, as amended, **GRANTEE**, whose address is 505 N. McClurg Court, Unit 4405, Chicago, Illinois 60611, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Attached Legal Description

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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

Date:


8/10/22

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, 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 such 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 trust, 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.

REAL ESTATE TRANSFER TAX		10-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-218-010-1250 | 20221201616758 | 0-306-762-576

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

REAL ESTATE TRANSFER TAX		10-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-218-010-1250 | 20221201616758 | 0-295-818-064

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IN WITNESS WHEREOF, said Grantors, as co-trustees as aforesaid, have hereunto set their hands and seals this 10 day of August, 2022.

The Paul G. Dussault Revocable Trust
Dated November 9, 1992, as amended

The Rosalinda Dussault Revocable Trust
dated November 9, 1992, as amended

Paul G. Dussault
Paul G. Dussault, co-trustee

Paul G. Dussault
Paul G. Dussault, co-trustee

Rosalinda Dussault
Rosalinda Dussault, co-trustee

Rosalinda Dussault
Rosalinda Dussault, co-trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Paul G. Dussault and Rosalinda Dussault as co-trustees of the Paul G. Dussault Revocable Trust dated November 9, 1992, as amended, and Paul G. Dussault and Rosalinda Dussault as co-trustees of the Rosalinda Dussault Revocable Trust dated November 9, 1992, as amended, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, as said co-trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of August, 2022.

Michael J. Downs
Notary Public

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LEGAL DESCRIPTION

Parcel 1: Units 4405 and P-642 in Park View at River East Condominiums as delineated on a survey of the following described real estate: Part of Block 3 in Cityfront Center, being a resubdivision in the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as Document 87106320; which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 0811410154 together with its undivided percentage interest in the common elements; all in Cook County, Illinois.

Parcel 2: Non-Exclusive Easements for the benefit of Parcel 1 and other property as created by the Reciprocal Easement Agreement for Park View recorded April 23, 2008 as Document Number 0811410153 and Amended and Restated Declaration of Reciprocal Easement, recorded May 19, 2008 as Document 0814016058.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 10 | 2022

SIGNATURE: *Robert Clark*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

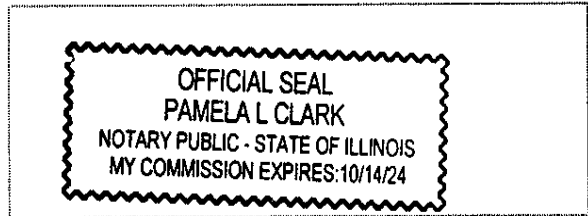
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Robert Clark

On this date of: 8 | 10 | 2022

NOTARY SIGNATURE: *Pamela L. Clark*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 10 | 2022

SIGNATURE: *Robert Clark*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

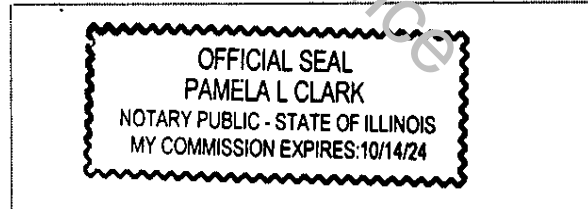
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Robert Clark

On this date of: 8 | 10 | 2022

NOTARY SIGNATURE: *Pamela L. Clark*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)