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Doc# 2304122006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2023 09:24 AM PG: 1 OF 6

WARRANTY DEED IN TRUST
Living Trust

CYT A00125195LP
(Law) pm

THE GRANTORS SCOTT BRODERICK and KATHY BRODERICK, a.k.a. KATHLEEN M. BRODERICK, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the KATHLEEN M. BRODERICK REVOCABLE TRUST dated January 14, 2008, KATHLEEN M. BRODERICK, Trustee the beneficial interest of said trust being held by SCOTT G. BRODERICK and KATHLEEN M. BRODERICK, husband and wife, as tenants by the entirety, of 1629 S. Prairie Avenue, #3101, Chicago, Illinois 60616, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PINS: 17-22-304-092-1264; 17-22-304-092-1335; 17-22-304 092-1336
Address of Real Estate: 1629 S. Prairie Avenue, #3101, Chicago, Illinois 60616

TO HAVE AND TO HOLD said real estate and appurtenances thereupon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of KATHLEEN M. BRODERICK, the Trustee herein named, to act, or upon her removal from KATHLEEN M. BRODERICK REVOCABLE TRUST dated January 14, 2008, then the Successor Trustee named in the Trust is appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. All of the covenants,

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conditions, powers, rights and duties, etc. hereby, in the respective parties, shall, nevertheless, be binding upon their heirs, legal representatives and assigns.

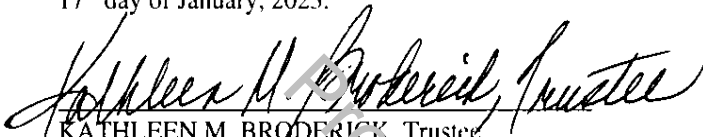
The Grantors hereby waive and release any and all rights and benefits under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 17th day of January, 2023.


SCOTT BRODERICK

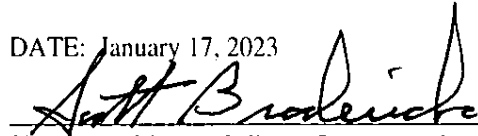

KATHY BRODERICK

The Trustee of the KATHLEEN M. BRODERICK REVOCABLE TRUST dated January 14, 2008, hereby accepts this property this 17th day of January, 2023.


KATHLEEN M. BRODERICK, Trustee

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45, of the IL REAL ESTATE TRANSFER TAX LAW

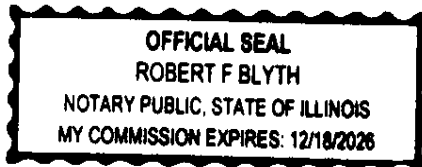
DATE: January 17, 2023


Signature of Buyer, Seller or Representative

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SCOTT G. BRODERICK and KATHLEEN M. BRODERICK, 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, 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, this 17th day of January, 2023.




(Notary Public)

PINS: 17-22-304-092-1264; 17-22-304-092-1335; 17-22-304-092-1336
Address of Real Estate: 1629 S. Prairie Avenue, #3101, Chicago, Illinois 60616

Prepared by and Mail To:
Robert F. Blyth
Law Offices of Robert F. Blyth
3800 N. Central Avenue
Chicago, IL 60634

Name and Address of Taxpayer:
KATHLEEN M. BRODERICK
1629 S. Prairie Avenue, #3101
Chicago, Illinois 60616

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LEGAL DESCRIPTION

Parcel 1:

Unit 3101 and GU-61 in 1600 Museum Park Condominium, as delineated on a survey of the following described property: part of the southwest fractional $\frac{1}{4}$ of section 22, Township 39 north, range 14, east of the third principal meridian; which survey is attached as an exhibit to the declaration of condominium recorded as document 0835010078, as amended from time to time, together with its undivided percentage interest in the common elements, all in cook county, Illinois.

Parcel 2:

The exclusive right to the use of Storage space S-264, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document 0835010078, in Cook County, Illinois.

Parcel 3:

Non-exclusive easements for ingress for the benefit of Parcel 1 and other property as set forth in and created by grant of easement recorded October 23, 2003 as document 0329632054, in Cook County, Illinois.

Property Commonly Known As: 1629 S. Prairie Avenue, #3101, Chicago, Illinois 60616

PIN: 17-22-304-092-1264; 17-22-304-092-1335; 17-22-304-092-1336

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

09-Feb-2023



CHICAGO	0.00
CTA:	0.00
TOTAL:	0.00 *

17-22-304-092-1264 | 20230101636866 | 1-628-092-240

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

09-Feb-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

17-22-304-092-1264

20230101636866 | 1-841-330-000

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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.

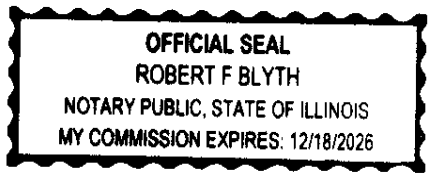
Date: January 17, 2023

Signature: _____

Scott D. Broderick
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 17th DAY OF January,
20 23



Robert F. Blyth
Notary Public

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.

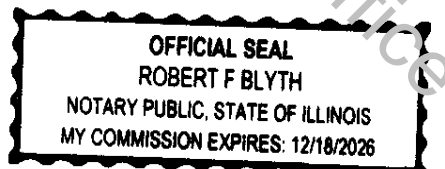
Date: January 17, 2023

Signature: _____

Matthew N. Burkhardt, Trustee
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 17th DAY OF January,
20 23



Robert F. Blyth
Notary Public

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 a Class A misdemeanor for subsequent offenses.