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DEED IN TRUST (Individual to Trust)

Prepared By and Return to:
Steven K. Norgaard, P.C.
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

*Name and Address of
Taxpayer/Grantee:*
Mr. Sean K. Flynn, trustee
Mrs. Wendy A. Mausolf, trustee
208 W. Washington Street, Unit #1604
Chicago, IL 60606

Doc#: 2308733142 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/28/2023 10:47 AM Pg: 1 of 5

Dec ID 20230301671780

City Stamp 1-960-126-672

Recorder's Stamp

THIS INDENTURE WITNESSETH, THAT THE GRANTOR(S), Wendy A. Mausolf, a married woman, of Chicago, Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) unto Sean K. Flynn and Wendy A. Mausolf, not individually, but as trustees under the provisions of a trust instrument known as the Flynn-Mausolf 2022 Trust dated March 10, 2022 (as amended from time to time, the "Trust") with an address of 208 W. Washington Street, Unit #1604, Chicago, IL 60606, and unto all and every successor or successors in trust under the Trust (the named individuals, with all successors, are collectively referred to herein as the "Trustee"), the following described real estate (the "Real Estate").

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO: General real estate taxes for 2022 and subsequent years; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Common Address: 208 W. Washington Street, Unit #1604 Chicago, IL 60606 Property Index Number: 17-09-444-032-1128

TO HAVE AND HOLD the Real Estate with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust, full power and authority is hereby granted to the Trustee to protect, conserve and to sell, lease, encumber, mortgage, and otherwise to manage and dispose of the Real Estate, including, without limitation, to improve, and subdivide the Real Estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the Real Estate as often as desired; to contract to sell, to grant options to purchase, to sell on any terms, and to convey, either with or without consideration, both the legal and beneficial interest in the Real Estate; to convey the Real Estate 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 the Trustee; to donate, dedicate, mortgage, pledge or otherwise encumber both the legal and beneficial interest in the Real Estate, or any part thereof; to lease the Real Estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 the Real Estate, 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 or title or interest, both legal and beneficial, in or about or easement appurtenant to the

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Real Estate or any part thereof, and to deal with the Real Estate 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 the Trustee in relation to the Real Estate, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Real Estate, or be obliged to see that the terms of this deed in trust or the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust, and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the 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 the Trust is 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 the Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 by 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 their predecessors in trust.

The interest of each and every beneficiary under the Trust 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 the 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 the Real Estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

The 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 from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR(S) aforesaid has/have set his/her/their hand and seal this 3rd day of March 2023.

Wendy Mausolf
Wendy A. Mausolf

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 Wendy A. Mausolf, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her 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 3rd day of March 2023.

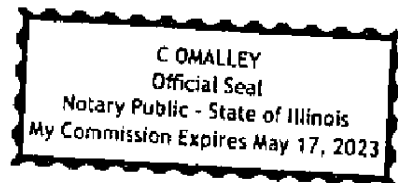
C O Malley
Notary Public

My Commission Expires: May 17, 2023

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e)
SECTION 4, REAL ESTATE TRANSFER ACT

DATE: March 3, 2023

Wendy Mausolf
Signature of Buyer, Seller or Representative



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EXHIBIT A Legal Description

UNIT 1604 IN THE CITY CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: SUB LOT 4 IN CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO THE SOUTH 40 FEET OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO LOTS 1, 2, 3, 4, 5, 6, 7 AND THE VACATED ALLEY IN THE SUBDIVISION OF THAT PART OF LOT 8 IN BLOCK 41 AFORESAID LYING NORTH OF THE SOUTH 40 FEET THEREOF, TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN THE DOCUMENT LISTED BELOW INCLUDING BUT NOT LIMITED TO PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 1, 1999 AND RECORDED JUNE 3, 1999 AS DOCUMENT 99530391; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010527300 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		23-Mar-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



17-09-444-032-1128 | 20230301671780 | 1-960-126-672

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

Property of Cook County Clerk's Office

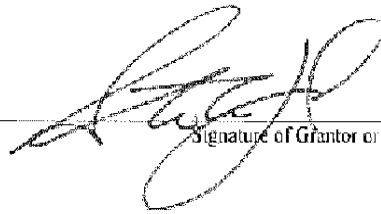
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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 3, 2023



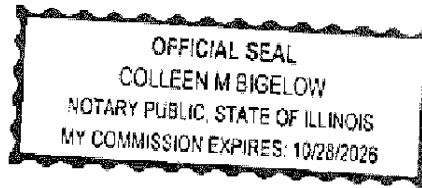
Signature of Grantor or Agent

Subscribed and sworn to before me this

3 day of March, 2023
Day Month Year

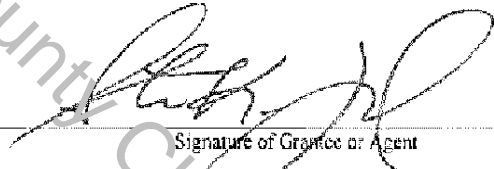


Notary Public



The grantee or the grantee's 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 MARCH 3, 2023



Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

3 day of March, 2023
Day Month Year



Notary Public

