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Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 09:48 AM Pg: 1 of 5

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ST/CO Stamp 0-966-645-968
City Stamp 0-242-145-488

Recording Cover Sheet

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Deed in Trust

THE GRANTOR, KRISTIN DUNNER, a single person, of the City of Chicago, Cook County, Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to:

KRISTIN DUNNER, as Trustee of the "Kristin Dunner Revocable Living Trust, dated March 22, 2023", of 1648 N. Bissell St., Chicago, IL 60614

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Lot 157 (except the Northwesterly 16.682 feet thereof) and the Northwesterly 7.699 feet of Lot 158 (excepting from said Lots 157 and 158, the Southwesterly 50 feet thereof) in the Subdivision of Block 6 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East Principal Meridian, in Cook County, Illinois

Parcel 2: An easement for access, ingress and egress across the Southwesterly 50 feet of Lots 135 to 141, 145 to 155 and 157 to 160, in the Subdivision of Block 6 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois as described in the Declaration of Covenants, Conditions, Restriction, Easement and Party Wall Rights, dated September 2, 1987 and recorded September 16, 1987 as document no. 87511039 in Cook County, Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, boundary lines and easements, if any, and to General Taxes for 2022 and subsequent years.

TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Permanent Real Estate Index Number(s): 14-32-425-116-0000
Address(es) of Real Estate: 1648 N. Bissell, Chicago, IL 60614

FULL POWER AND AUTHORITY is granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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 futuro, and upon any terms and for any period or

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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 other 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, 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.

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 such, but only an interest in the earnings, 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 from sale on execution or otherwise.

Exempt under paragraph (e), Section 45, Real Estate Transfer Tax Law.

Dated this 22 day of March, 2023.


KRISTIN DUNNER [Seal]

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 3/22/2023

SIGNATURE: Kristin Dunner
GRANTOR or AGENT/

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

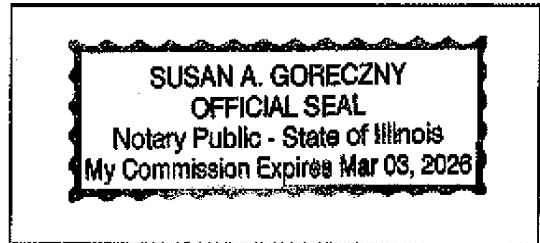
Subscribed and Sworn to before me, Name of Notary Public: SUSAN A. GORECZNY

By the said (Name of Grantor): KRISTIN DUNNER

On this date of: 3/22/2023

NOTARY SIGNATURE: Susan A. Goreczny

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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

DATED: 3/22/2023

SIGNATURE: Kristin Dunner
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: SUSAN A. GORECZNY

By the said (Name of Grantee): KRISTIN DUNNER

On this date of 3/22/2023

NOTARY SIGNATURE: Susan A. Goreczny

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS200/Art. 31)