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Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 12:32 PM Pg: 1 of 5

Dec ID 20230401696541
ST/CO Stamp 1-426-132-176
City Stamp 1-160-514-768

DEED IN TRUST

(ILLINOIS)

THE GRANTOR, DANIEL ROMANO, an unmarried man, of the County of Cook and State of Illinois, in consideration of the sum of Ten and No/100 dollars (\$10.00), and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby convey and quit claim unto

DANIEL M. ROMANO, AS TRUSTEE OF THE DANIEL M. ROMANO TRUST DATED MARCH 2, 1992, AS AMENDED, 1040 North Lake Shore Drive, Unit 35D, Chicago, Illinois 60611, (such trustee hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said Trust Agreement, all of Grantor's interest in and to the following described real estate situated in the County of Cook and State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

UNIT NO. 35-D AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): LOTS 1, 2, 3, 4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED EAST TO THE EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 19333014 IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO TOGETHER WITH LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 3 1/2 FEET THEREOF OF SAID LOT 3) IN PALMER AND BORDENS RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION, BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 OF CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

LOT 4 AND THE SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORESAID PALMER AND BORDENS RESUBDIVISION WHICH LIES NORTH OF A LINE COINCIDENT WITH THE SOUTH LINE OF LOT 4 IN THE AFORESAID OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMERS LAKE SHORE DRIVE ADDITION TO CHICAGO ALL IN COOK COUNTY, ILLINOIS.

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CARLYLE APARTMENTS INC., RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 19899524; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Commonly known as 1040 North Lake Shore Drive, Unit 35D, Chicago, Illinois 60611

Permanent Real Estate Index Number(s): 17-03-202-061-1124

TO HAVE AND TO HOLD the said premises together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining 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, 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 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 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 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 trust, conditions and limitations contained in this Indenture and in any 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

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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.

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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 6 day of April, 2023.

Daniel Romano
DANIEL ROMANO

I, DANIEL M. ROMANO, AS TRUSTEE OF THE DANIEL M. ROMANO TRUST DATED MARCH 2, 1992, AS AMENDED, hereby accept the above-described interest in the above-described real estate as of the date hereof.

Daniel M. Romano
DANIEL M. ROMANO, is Trustee

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STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL ROMANO, 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 he signed, sealed and delivered the said instrument, both individually and as trustee of the Daniel M. Romano Trust dated March 2, 1992, as amended, as his 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 6th day of April, 2023.

My Commission expires: 7/30/2023

Karen A. Hagnell
NOTARY PUBLIC



MAIL RECORDED DEED TO:

Karen A. Hagnell, Esq.
Hagnell Law Offices LLC
190 South LaSalle Street
Suite 400
Chicago, Illinois 60603

MAIL FUTURE TAX BILLS TO:

Daniel M. Romano
1040 North Lake Shore Drive
Unit 35D
Chicago, Illinois 60611

This instrument was prepared by:

Karen A. Hagnell, Esq.
Hagnell Law Offices LLC
190 South LaSalle Street
Suite 400
Chicago, Illinois 60603

This transaction is exempt under the provisions of paragraph (e) of 35 ILCS 200/31-45, the Real Estate Transfer Tax Law.

Karen A. Hagnell
Karen A. Hagnell, Attorney

Date: 4/6/2023, 2023.

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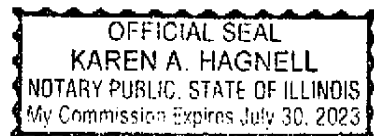
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or the Grantor's agent affirms that, to the best of the Grantor's 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: April 6, 2023 Signature: *Daniel Romano*
Grantor or Agent

Subscribed and sworn to before me, Karen A. Hagnell,
by the said Grantor/Agent, Daniel Romano,
this 6th day of April, 2023.

Karen A. Hagnell
Notary Public

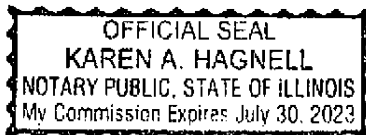


The Grantee or the Grantee's agent affirms and verifies that, to the best of the Grantee's knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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: April 6, 2023 Signature: *Daniel Romano*
Grantee or Agent

Subscribed and sworn to before me, Karen A. Hagnell,
by the said Grantee/Agent, Daniel Romano,
this 6th day of April, 2023.

Karen A. Hagnell
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 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 paragraph (c) of Section 31-45 of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).]