

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR,
BLAINE JOHNSON, a married
woman, of 55 W. Goethe Street,
Unit 1244, Chicago, Cook
County, IL 60010 for and in
consideration of Ten Dollars and
other good and valuable
consideration in hand paid
conveys and warrants unto
BLAINE JOHNSON of 55 W.
Goethe Street, Unit 1244, Chicago,
Cook County, IL 60010, not individually but as trustee of the Blaine Johnson Declaration of
Trust dated December 30, 2009, as amended, and unto any successor or successors in trust
under that Declaration of Trust, as GRANTEE, the following described real estate in the County
of Cook and State of Illinois, to-wit:

Doc#: 2311829089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2023 10:50 AM Pg: 1 of 6

Dec ID 20230401606883
ST/CO Stamp 1-173-077-200
City Stamp 0-099-335-376

(The Above Space For Recorder's Use Only)

SEE THE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-04-223-051-0000

Address of Real Estate: 55 W. Goethe Street, Unit 1244, Chicago, IL 60010

Exempt under provisions of Cook County transfer tax ordinance.

Date: 2.17.23

By: _____

Buyer, Seller or Representative

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Date: 2.17.23

By: _____

Buyer, Seller or Representative

SUBJECT TO covenants, conditions, and restrictions of record and general real estate
taxes for calendar year 2022 and subsequent years;

including all improvements and fixtures of every kind and nature located thereon and all
appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein
and in the aforementioned Declaration of Trust set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and
subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate
any subdivision or part thereof, and to resubdivide the premises as often as desired; to contract to

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sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises 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 the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 premises, or to whom the premises 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 premises, to see that the terms of the trust hereby created or of the Declaration of Trust have been complied with or 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 Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) 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 to a successor or successors in trust, the successor or successors in trust shall 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.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

And the 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.

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IN WITNESS WHEREOF the Grantor has signed this Deed in Trust on the 17 day of February, 2023.

[Signature]
Blaine Johnson, as Grantor

I hereby waive and release 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.

[Signature]
William Sullivan

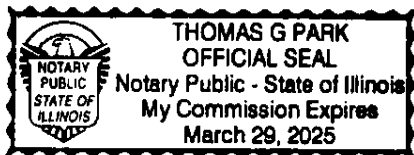
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Thomas G. Park, Notary Public, hereby certify that BLAINE JOHNSON, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 17th day of February, 2023.

[Signature]
Notary Public

My commission expires 3/29/2025



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STATE OF IL)
COUNTY OF Cook)

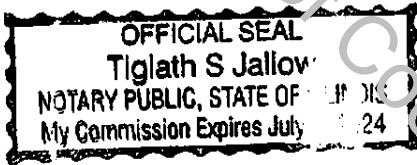
I, Tiglath S Jallow, Notary Public, hereby certify that WILLIAM SULLIVAN, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 18 day of April, 2023.



Notary Public

My commission expires 07/01/2024



This instrument was prepared by:

Thomas G. Park
Park Law Office, LLC
1000 Skokie Blvd., Suite 255
Wilmette, IL 60091

Send subsequent tax bills to:

Blaine Johnson, trustee
55 W. Goethe Street, Unit 1244
Chicago, IL 60010

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STREET ADDRESS: 55 WEST GOETHE
 CITY: CHICAGO
 TAX NUMBER: 17-04-223-051-0000

UNIT 1244

COUNTY: COOK

LEGAL DESCRIPTION:

PARCEL 1: 11

THAT PART OF LOT 18 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18, 149.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 18 89.51 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 43.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE 23.36 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 52.34 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 7.37 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 18, 18.15 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 57.55 FEET TO THE POINT OF BEGINNING SAID CHICAGO LAND CLEARANCE NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE BEEKMAN PLACE TOWNHOUSES RECORDED JULY 31, 1986 AS DOCUMENT 86327067 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1985 AND KNOWN AS TRUST NUMBER 65171 TO COLUMBIA NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 6, 1987 AND KNOWN AS TRUST NUMBER 2478 RECORDED JANUARY 20, 1987 AS DOCUMENT 87034247, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

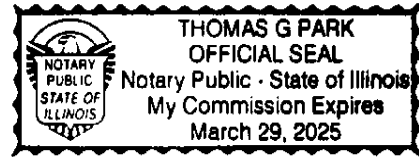
The grantor, or his or her agent, affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 title to real estate under the laws of the State of Illinois.

Dated: 2 . 17 , 2023

Signature: [Signature]
Grantor or Agent
Blaine Johnson, Grantor

Subscribed and sworn to before me by the said Blaine Johnson this 17th day of February , 2023

Notary Public [Signature]



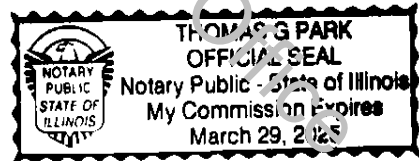
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2 . 17 . , 2023

Signature: [Signature]
Grantee or Agent
Blaine Johnson, not individually but
as trustee of the Blaine Johnson
Declaration of Trust dated December 30, 2009

Subscribed and sworn to before me by said Blaine Johnson, trustee aforesaid, this 17th day of February , 2023.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)