

UNOFFICIAL COPY

Doc#: 2313813339 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2023 03:40 PM Pg: 1 of 5

TRUSTEE'S DEED IN TRUST

**PREPARED BY AND AFTER
RECORDING RETURN TO:**
STRAUSS MALK & FEDER LLP
Michael S. Strauss, Esq.
135 Revere Drive
Northbrook, IL 60062

SEND TAX BILLS TO:
Walter Stearns, Trustee
3950 W. Bryn Mawr, Unit 410
Chicago, Illinois 60659

Dec ID 20230501615098
ST/CO Stamp 1-549-660-880
City Stamp 0-892-144-336

THIS SPACE FOR RECORDER'S USE ONLY

THE GRANTORS, **L. WALTER STEARNS AND MARCELA A. DIZON**, not individually but as co-trustees of the **JOAN C. STEARNS FAMILY TRUST u/a/d May 17, 1994, as amended**, (the "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt of which is hereby duly acknowledged, CONVEY and QUIT CLAIM to the Grantee: **WALTER STEARNS**, or his successors, not individually but solely as Trustee (the "Trustee") of the **WALTER STEARNS REVOCABLE TRUST u/a/d December 4, 2009, as amended**, (the "Trust Agreement"), all of their right, title, and interest in the following described real estate situated in Cook County, Illinois (the "Property"), legally described as:

See Exhibit A

Subject only to (if any): covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and any unpaid general real estate taxes for the years 2022 and subsequent years.

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

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect, and subdivide the Property or any part thereof; dedicate parks, streets, highways, or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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; donate, dedicate, mortgage, pledge, or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve, or remove any improvements on the

UNOFFICIAL COPY

Property; lease, 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 198 years; 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; contract to make leases, grant options to lease, options to renew leases, and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey, or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustee in relation to the Property, or to whom the Property 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 Property, or be obliged to see that the terms of the Trust Agreement 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 Agreement. Every deed, trust deed, mortgage, lease, or other assignment, instrument, or document executed by the Trustee in relation to the Property 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 trusts created by this Indenture and by the Trust Agreement were 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 Agreement or in some amendments 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 assignment, instrument, or document, 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 their predecessors in trust.

And said GRANTORS hereby expressly 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.

COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER SUB-PARAGRAPH 4(e) OF SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45) AND SUB-PARAGRAPH (5) OF SECTION 74-106 OF THE COOK COUNTY CODE.

Date: May 4, 2023 Signed: J. Walter [Signature]
Buyer, Seller, or Agent

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal to this Trustee's Deed in Trust effective this 12 day of May, 2023.

JOAN C. STEARNS FAMILY TRUST
u/a/d May 17, 1994, as amended

L. Walter Stearns
L. Walter Stearns, not individually,
but solely as Co-Trustee

Marcela A. Dizon
Marcela A. Dizon, not individually,
but solely as Co-Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Britt Roth, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Grantor, L. WALTER STEARNS, is personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 9 day of May, 2023.

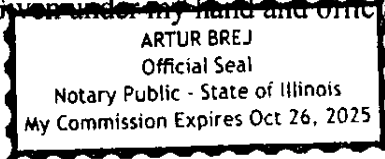


Notary Public: Britt Roth
(Seal)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Artur Brej, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Grantor, MARCELA A. DIZON, is personally known to me to be the same person who executed 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.

Given under my hand and official seal this 12 day of May, 2023.



Notary Public: Artur Brej
(Seal)

My Commission Expires: _____

UNOFFICIAL COPY

Trustee's Deed in Trust

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 410 IN CONSERVANCY AT NORTH PARK CONDOMINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 131.91 FEET; THENCE SOUTH 70.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 204 FEET, THENCE EAST 89.0 FEET, THENCE NORTH 78.0 FEET, THENCE EAST 10 FEET, THENCE NORTH 48 FEET, THENCE WEST 10 FEET, THENCE NORTH 78.0 FEET, THENCE WEST 89 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95171295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 410 AND STORAGE SPACE 410 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 95171295.

Commonly known as: 3950 West Bryn Mawr, Unit 410, Chicago, Illinois 60659

Permanent Index Number: 13-02-300-009-1030

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agents affirms that, to the best of their 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: 5-12-23

Signature: *L. Walter Stearns*
L. Walter Stearns, Co-Trustee

Date: 5-12-23

Signature: *Marcela A. Dizon*
Marcela A. Dizon, Co-Trustee

Subscribed and sworn to before me by the said L. Walter Stearns and Marcela A. Dizon this 12 day of May, 2023.



Artur Brej
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 and hold title to real estate under the laws of the State of Illinois.

Date: 5-12-23

Signature: *L. Walter Stearns*
L. Walter Stearns, Trustee

Subscribed and sworn to before me by the said L. Walter Stearns, this 12 day of May, 2023.



Artur Brej
Notary Public

2023/05/15 11:01:38S