



Doc# 2318657040 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/05/2023 03:03 PM PG: 1 OF 5

QUIT CLAIM DEED IN TRUST

THE GRANTOR, Kellie Siegel, a widowed woman and the surviving tenant, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEYS AND QUIT CLAIMS, all of the Grantor's interest to Kellie Siegel and Timothy C. Keesee, not individually, but as Co-Trustees of the KELLIE SIEGEL TRUST DATED JULY 20, 2005, as Grantee, (hereinafter referred to as "said trustee", regardless the number of trustees), currently of 550 N. Kingsbury Street, #R08, Chicago, IL 60654, and unto all and every successor or successor in trust under said trust agreement, 100% of the Grantor's interest in the following described real estate located in County of Cook, State of Illinois, to wit:

Legal Description see Exhibit "A" attached hereto and made part hereof.

Property Tax Numbers: 17-09-126-012-1243

Commonly known as: P-112 at 550 North Kingsbury Street, Chicago, IL 60654

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law

Date: 6-27-2023

Kellie Siegel
Kellie Siegel

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00 *

17-09-126-012-1243 | 20230701664192 | 0-223-850-192

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

Table with REAL ESTATE TRANSFER TAX, COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00

17-09-126-012-1243 | 20230701664192 | 2-008-051-408

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

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, 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 thereof, 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 the 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 Quit Claim Deed in Trust and by said trust agreement were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed 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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

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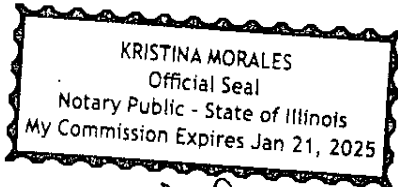
In Witness Whereof, the undersigned has hereunto set his hand and seal this 27th day of June, 2023.

Kellie Siegel
Kellie Siegel

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 Kellie Siegel, 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 the 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 27th day of June, 2023.



[Signature]
Notary Public
My commission expires: Jan 21st 2025

(Check one): said persons are personally known to me. said person(s) provided the following type of identification: DRIVERS LICENSE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization.

This instrument was prepared by and after recording should be mailed to:

Christina Mermigas
Chuhak & Tecson, P.C.
120 S. Riverside Plaza, Suite 1700
Chicago, Illinois 60606

Send subsequent tax bills to:

Kellie Siegel Trust
550 N. Kingsbury Street, #R08
Chicago, IL 60654

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT P-112 IN THE RIVER BANK LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF BLOCK 3 IN THE ASSESSOR'S DIVISION OF THE KINGSBURY TRACT IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND 113.5 FEET SOUTH OF THE PROLONGATION OF THE SOUTH LINE OF THE NORTH ½ OF BLOCK 4 OF SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT, (MEASURED AT RIGHT ANGLES THERE TO); THENCE WEST PARALLEL WITH THE PROLONGATION OF SAID SOUTH LINE OF THE NORTH ½ OF SAID BLOCK 4 A DISTANCE OF 167.0 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE, 12.0 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE 16.25 FEET TO THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHEASTERLY ALONG SAID DOCK LINE 339.37 FEET TO THE NORTH LINE OF WEST GRAND AVENUE (FORMERLY INDIANA STREET); THENCE EAST ALONG SAID NORTH LINE 188.05 FEET TO THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET 16.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 12.0 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET 320.32 FEET (DEED), 319.88 FEET (MEASURE); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 12.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95383435, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Tax Numbers: 17-09-126-012-1243

Commonly known as: P-112 at 550 North Kingsbury Street, Chicago, IL 60654

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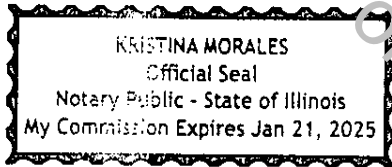
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 6/27, 2023.

Kellie Siegel
Kellie Siegel

SUBSCRIBED and SWORN to before me this 27th day of JUN, 2023.



[Signature]
NOTARY PUBLIC

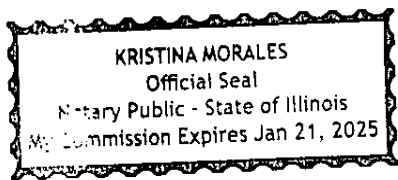
My commission expires: JAN 21st 2025

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is 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: 6/27, 2023.

Kellie Siegel
Kellie Siegel, Trustee

SUBSCRIBED and SWORN to before me this 27th day of JUN, 2023.



[Signature]
NOTARY PUBLIC

My commission expires: JAN 21st 2025

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 ABJ to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]