

# UNOFFICIAL COPY

## DEED IN TRUST

10008427 4/4

### MAIL TO:

Caroline Seufert  
155 N. Harbor Drive, Unit 3109  
Chicago, IL 60601

### NAME & ADDRESS OF

#### TAXPAYER:

Caroline Seufert  
155 N. Harbor Drive, Unit 3109  
Chicago, IL 60601

**GIT**

Doc#: 2319225017 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2023 09:34 AM Pg: 1 of 4

Dec ID 20230601651177  
ST/CO Stamp 1-640-980-176  
City Stamp 1-168-563-920

Above Space for Recorder's Use Only

THIS INDENTURE WITNESSETH,  
that Grantor Caroline Seufert,  
unmarried, of Chicago, County of

Cook, State of Illinois, for an in consideration of Ten Dollars and NO/100 (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and warrant 100% interest unto Caroline Seufert, as Trustee of the Caroline Seufert Revocable Trust Dated February 22, 2023, as grantee and unto all and every successor or successors in trust under said agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

**UNIT 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LAKEVIEW POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030097477, AS AMENDED, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number(s):** 11-29-101-033-1102

**Address(es) of Real Estate:** 7768 NORTH SHERIDAN, UNIT 4, Chicago Illinois 60626

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 set forth.

Full power and authority is 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 re-subdivide 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 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 one hundred ninety-eight (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

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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 consideration 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 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 the 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.

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.

The said grantor(s), Caroline Seufert, 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.

REAL ESTATE TRANSFER TAX		10-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
11-29-101-033-1102   20230601651177   1-168-563-920		

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

REAL ESTATE TRANSFER TAX		10-Jul-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
11-29-101-033-1102   20230601651177   1-640-980-176		

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IN WITNESS WHEREOF, the Grantor, Caroline Seufert, aforesaid, have hereunto set their hand and seal this 28<sup>th</sup> day of April, 2023.

THIS INSTRUMENT FILED FOR RECORD BY GIT AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

Caroline Seufert  
Caroline Seufert, individually

Caroline Seufert  
Caroline Seufert, individually and as Trustee of the CAROLINE SEUFERT REVOCABLE TRUST dated FEBRUARY 22, 2023

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

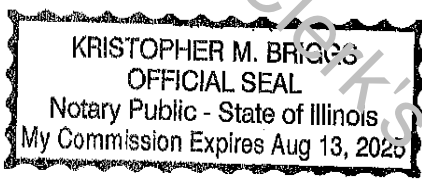
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Caroline Seufert, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 28 day of APRIL, 2023.

My commission expires 8/13/25

[Signature]  
NOTARY PUBLIC

SEAL:



**EXEMPTION FROM TRANSFER STAMPS**  
EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) SECTION 31-45, REAL ESTATE TRANSFER ACT.

DATE: 4/28/23

[Signature]  
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:  
Kristopher M. Briggs; Klein, Daday, Aretos & O'Donoghue, LLC; 1051 Perimeter Dr. Ste. 300, Schaumburg, IL 60173

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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 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 4/28, 2023. SIGNATURE *Caroline Seufert*  
GRANTOR-CAROLINE SEUFERT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID CAROLINE SEUFERT  
THIS 28 DAY OF APRIL, 2023.

*[Signature]*  
NOTARY PUBLIC  
Seal:

MY COMMISSION EXPIRES 8/13/25



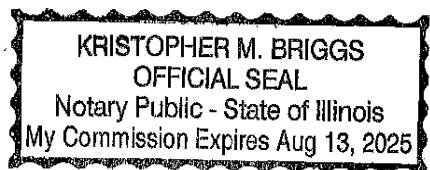
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 4/28, 2023. SIGNATURE *Caroline Seufert*  
GRANTEE-CAROLINE SEUFERT, AS  
TRUSTEE OF THE CAROLINE SEUFERT REVOCABLE TRUST DATED FEBRUARY 22, 2023

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID CAROLINE SEUFERT  
THIS 28 DAY OF APRIL, 2023.

*[Signature]*  
NOTARY PUBLIC  
Seal:

MY COMMISSION EXPIRES 8/13/25



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 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 TAX ACT.)