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WARRANTY DEED IN TRUST
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2321233081 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 09:59 AM Pg: 1 of 3

Dec ID 20230701674453
ST/CO Stamp 0-178-473-424 ST Tax \$630.00 CO Tax \$315.00



1/1

23CST153719NH

THE GRANTOR(S), John-David J. Hughes and Judson Barrett O'Keefe, a married couple, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Robert J. Gauch Jr., Trustee of the Robert J. Gauch, Jr. Revocable Trust u/a/d June 1, 2016, as amended, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

See Exhibit "A" attached hereto and made a part hereof

Subject to: Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 11-19-224-028-1004

Address(es) of Real Estate: 911 Michigan Ave., Unit 4, Evanston, IL 60202

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement



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above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns. If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 12 day of July, 2023.

By: X John-David J. Hughes
John-David J. Hughes

By: X Judson Barrett O'Keefe
Judson Barrett O'Keefe

CITY OF EVANSTON

005271

REAL ESTATE TRANSFER TAX

DATE: PAID JUL 24 2023

AMOUNT: \$3,150.00 Agent: JD

STATE OF ILLINOIS, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John-David J. Hughes and Judson Barrett O'Keefe, personally known to me to be the same person(s) whose name(s) 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 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 12 day of July, 2023.



C. Williams
Notary Public

Prepared by:
Law Office of Judy DeAngelis
767 Walton Lane
Grayslake, IL 60030

Mail to:
Shameen Thakrar
Thakrar & Associates, P.C.
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Name and Address of Taxpayer:
Robert Gauch, Trustee
911 Michigan Ave., Unit 4
Evanston, IL 60202



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EXHIBIT "A"

UNIT 4 IN THE MICHIGAN AND MAIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF BLOCK 3 IN THE RESUBDIVISION OF BLOCKS 4 AND 5 IN GIBBS, LADD AND GEORGE' S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24582875, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

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