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QUIT CLAIM DEED IN TRUST (corrective)



2326334003

Doc# 2326334003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2023 10:53 AM PG: 1 OF 6

THIS INDENTURE made this 28th day of August, 2023, by SHARON J. WOLF, individually and as trustee (“Grantor”), whose address is 2400 N. Lakeview, #1203, Chicago, Illinois 60614, and SHARON J. WOLF, as Trustee of the SHARON J. WOLF REVOCABLE TRUST, pursuant to the trust instrument dated November 4, 2002, amended on October 18, 2004 (wherein the Revocable Trust was mistakenly identified as having been executed on October 30, 2002) and further amended on May 22, 2012 and further amended by Amendment Number Four to the Sharon J. Wolf Revocable Trust, dated as of August 28, 2023, and unto all and every successor or successors in trust under said trust instrument or agreement, together with any amendments, (collectively, the “Trust Agreement”) (the “Grantee”), which has an address of 2400 N. Lakeview, #1203, Chicago, Illinois 60614.

Grantor, individually, was the grantee under that certain Warranty Deed, dated August 3, 1993, recorded in Cook County, Illinois on August 4, 1993, as Document No. 94611896.

Grantor, as trustee, was the grantee under that certain Quitclaim Deed, dated November 18, 2004 by Sharon J. Wolf to SHARON J. WOLF, AS TRUSTEE OF THE SHARON J. WOLF REVOCABLE TRUST DATED 10/30/02, AS AMENDED ON 10/18/04, AND AS MAY BE FURTHER AMENDED, recorded in Cook County, Illinois, on January 5, 2005, as Doc# 0500516213.

Grantor, as trustee, was the grantee under that certain Quitclaim Deed, dated July 21, 2008, by Sharon J. Wolf, as trustee of The Sharon J. Wolf Revocable Trust dated October 30, 2002, also known as The Sharon J. Wolf Revocable Trust Dated November 4, 2002, as amended on October 18, 2004, to SHARON J. WOLF, AS TRUSTEE OF THE RESTATEMENT OF THE SHARON J. WOLF REVOCABLE TRUST DATED JULY 21, 2008, AS MAY BE AMENDED, recorded in Cook County, Illinois, on June 1, 2009 as Doc# 0915205166.

Grantor desires to correct and clarify the name of the trust for which she serves as trustee and into which the property described herein is conveyed.

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WITNESSETH, that said Grantor, in consideration of the sum of Ten and No/100s (\$10.00) dollars, and other good valuable consideration in hand paid does hereby convey and quit-claim unto said Grantee, the following described real estate situated in Cook County, Illinois to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Address of Property: 2400 North Lakeview Avenue, Unit 1203, Chicago, IL 60614

Real Estate Tax Identification Number: 14-28-322-038-1146

TO HAVE AND TO HOLD the real estate with the appurtenances, upon the trust, 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 real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present time 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, and to review 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 said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of said county) 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 said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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


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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 her, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Sharon J. Wolf, nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such personal liability being hereby expressly waived and released. In addition, said parties shall not incur personal liability for any contract, obligation or indebtedness incurred or entered into in her name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only as provided in the Trust Agreement, and such interest is hereby declared to be personal property, and no beneficiary under such Trust Agreement shall have any title or interest, legal or equitable, in or to said real estate.

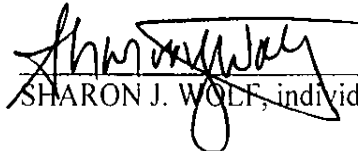
And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		20-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-28-322-038-1146 20230901623524 0-429-243-856 * Total does not include any applicable penalty or interest due.		

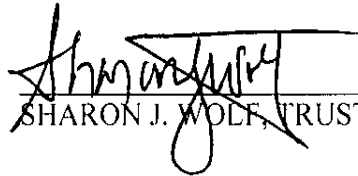
REAL ESTATE TRANSFER TAX		20-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-28-322-038-1146 20230901623524 0-465-681-872		

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IN WITNESS WHEREOF, said Grantor has caused this Deed to be executed the day and year first written above.


SHARON J. WOLF, individually and as trustee aforesaid

The foregoing transfer of title is hereby accepted by SHARON J. WOLF, as Trustee, under said Trust Agreement.


SHARON J. WOLF, TRUSTEE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

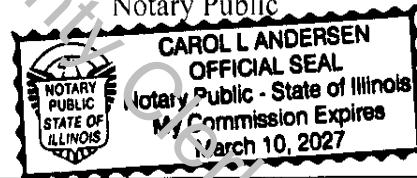
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that SHARON J. WOLF, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

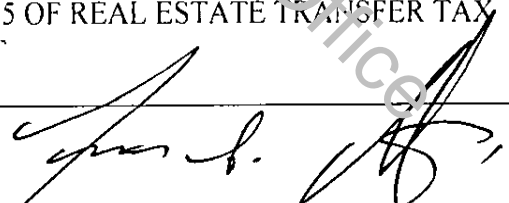
Given under my hand and Notarial Seal this 28 day of August, 2023.


Notary Public

My Commission Expires:

3/10/27



This instrument was prepared by and when recorded, return to:	
Richard Demarest Yant Meltzer Purtil & Stelle, LLC 125 S. Wacker Dr., Suite 2900 Chicago, IL 60606	EXEMPT UNDER PARAGRAPH E, SECTION 31-45 OF REAL ESTATE TRANSFER TAX ACT
	
	Grantor, Grantee or Representative Dated: <u>8/28</u> , 2023

Name and Address of Taxpayer:

SHARON J WOLF
2400 N LAKEVIEW 1203
CHICAGO, IL 60614

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

UNIT NUMBER 1203 IN THE 2400 LAKEVIEW CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS, OR PARTS THEREOF, AND PART OF A PRIVATE ALLEY IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1973 AND KNOWN AS TRUST NO. 32452 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22583611 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED AUGUST 15, 1891 AS DOCUMENT NUMBER 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST OF AND ADJOINING SAID LOTS 1 AND 3) IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED AUGUST 15, 1891 AS DOCUMENT 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST AND ADJOINING SAID PARCEL) IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO A SUBDIVISION THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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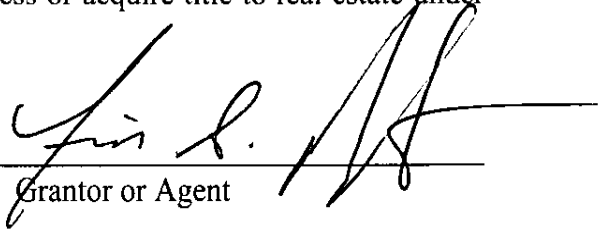
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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: August 28 2023

Signature: _____

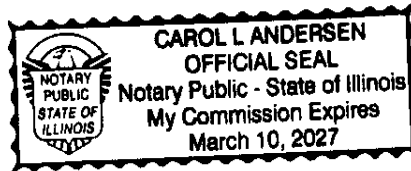
Grantor or Agent



Subscribed and sworn to before me

this 28th day of August, 2023

Carol L Andersen
Notary Public

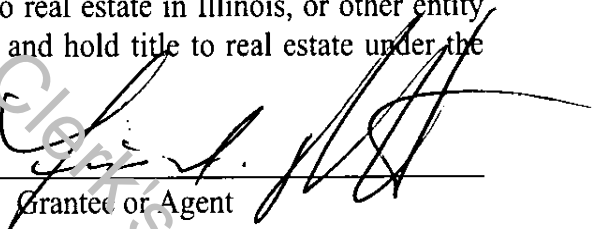


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired 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: August 28, 2023

Signature: _____

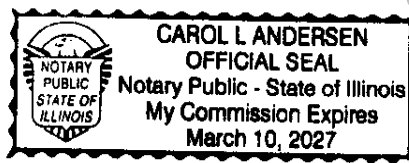
Grantee or Agent



Subscribed and sworn to before me

this 28th day of August, 2023

Carol L Andersen
Notary Public



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.)