2336584

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QUIT CLAIM DEED IN TRUST

Doc#. 2326516078 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/22/2023 12:49 PM Pg: 1 of 4

Dec ID 20230801608364 ST/CO Stamp 0-499-776-976 City Stamp 1-841-954-256

The above space is for recorder's use only

THIS INDENTURE WITNESS	SETH, That the Grantor(s)		
GREGORY MESIMORE an	d CHARLOTTE MESIMORE, his	wife	
of the County of Cook	and State of Illinois	for and in consideration of Ten an	nd 00/100
(\$10.00) Dollars, and other goo	d and valuable considerations in han-	d, paid, Convey and quit claim unto PARKW	AY BANI
		its, Illinois 60706, an Illinois banking corpora	ation, its
successor or successors, as Tru	stee under the provisions of a trust ag	reement dated August 22, 2023	and
known as Trust Number 1670)8, the follow	ving described real estate in the State of Illino	ois, to-wit
POOLECAL DESCRIPTION	I DIDED attached by 15 and mad	la a nort harast	
See LEGAL DESCRIPTION	RIDER attached heroto and mad	e a part nereoi.	
COMMONI Y KNOWN AS:	3950 W. Bryn Mawr Ave., Unit #5	07 Chicago II 60659	
COMMONET PROTOTORIA.	oode vv. Bryn wawr Ave., Chin yo	or, Orlicago, IE 00003	
PERMANENT INDEX NUM	NER(S): 19-92-99-009-1937-	12	
	13-02-300-009-	1035)	

TO HAVE AND TO HOLD the said premises with the appurtenances upon the crisis 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, plotest and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 fell o lany 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 veliced in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to kase 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 the case of any single demise the term of 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 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 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

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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 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 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 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.

The intrest of each and every beneficiary hereunder and 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 pe sor al property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as sv. h, but only an interest in the earnings, avails and proceeds thereof as aforesaid. hereby expressly waive and release any and all right or benefit under and And the said granto: by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. hereunto set their aforesaid ha Ve In Witness Whereof, the granter day of August 2023 22nd and seal S hand S CHARLOTTE MESIMORE **GREGORY MESIMORE** Name Name THIS INSTRUMENT WAS PREPARED BY: J. Sochacki, PARKWAY BANK AND TRUST COMPANY, 4300 N. Harlem Ave., Harwood Hts., IL 60706-3506 STATE OF ILLINOIS / COUNTY OF COOK I, the undersigned, a Notary Public in and for said County, in the state afore aid, lo hereby certify that GREGORY MESIMORE nad CHARLOTTE MESIMORE, his fie personally known to me to be the sal scribed to the foregoing instrument, whose name are same person S 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. day of August Given under my hand and notarial seal this 22nd JOSEPH F SOCHACKI NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 12/11/2024 stary Public MAIL FUTURE TAX BILLS TO: PARKWAY BK TR 16708

AFTER RECORDING MAIL TO:

PARKWAY BANK AND TRUST COMPANY 4800 NORTH HARLEM AVENUE HARWOOD HEIGHTS, ILLINOIS 60706 For information only insert street address of above described property

4800 N HARLEM AVE., HARWOOD HEIGFHTS, IL 60706-3506

MEN UNDER PROVISIONS OF PARAGRASS

TION A REAL ESTATE TRANSFER TAX ACT.

ADDRESS DELLAR OR DEPRESENTATIVE

Heart Form No. 10775B

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PARCEL 1:

UNIT 507 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 AS 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 507 AND STORAGE SPACE 507. LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAIDRECORDED AS DOCUMENT 95171295

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS AS SHOWN IN DECLARATION RECORDED OCTOBER 28, AS DOCUMENT 94923 280

PERMANENT INDEX NUMBER: 13-02-300-009-1037

3950 W. BRYN MAWR, UNIT 507 PROPERTY ADDRESS:

CHICAGO, ILLINOIS 60659

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UNOFFICIALE SCHENENTY

GRANTOR (or agent)

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.

Dated August 22 , 20 23
Signature Segon & Mesenoce Grantor Agent
Subscribed and sworn to before me by above noted Grantor/Agent on August 22 , 2023
JOSEPH F SOCHACKI NOTARY PUBLIC, STATE OF ILLINOIS My Commission Exp res 12/11/2024 CRANTEE (or agent)
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 Chinois, 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.
PARKWAY BANK & TRUST CO. as Trustee under Trust No.
Dated August 22 , 20 23 Signature Signature Gravice of Agent
Subscribed and sworn to before me by above noted Grantor/Agent on <u>August 22</u> , 2023
"OFFICIAL SEAL" JOSEPH F SOCHAL MARKET

NOTE: Any person what havingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a of a Class A misdemeanor for subsequent offenses. Attach to deed or ABI before recording in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)