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Doc#: 2327829265 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2023 02:38 PM Pg: 1 of 3

DEED IN TRUST

THE GRANTOR, NATALIE DEFAZIO, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto NATALIE M. DEFAZIO of Chicago, Illinois, as Trustee under the provisions of a trust agreement entitled the "NATALIE M. DEFAZIO REVOCABLE TRUST" dated February 27, 2023, (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

Dec ID 20231001643366
ST/CO Stamp 1-655-346-128
City Stamp 0-547-066-832

LEGAL DESCRIPTION: PARCEL 1: UNIT NO. 1806 IN AVENUE EAST CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST ½ OF LOT 10 AND ALL OF LOTS 11 AND 12 IN THE SUBDIVISION OF BLOCK 18 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR AVENUE EAST CONDOMINIUM RECORDED AS DOCUMENT NO. 0725315094, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NO. 409, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

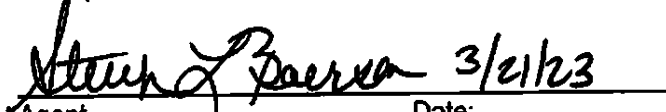
PARCEL 3:
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NO. 90, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 160 E. Illinois Street
Unit 1806
Chicago, Illinois 60611

Real Estate Permanent Index Number(s): 17-10-126-011-1086

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord 63-0-27 Para (e).


Agent Date: 3/21/23

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 are hereby granted to said trustee to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with

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trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand as of the 21st day of March, 2023.




Natalie DeFazio

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for Cook County, Illinois, do hereby certify that NATALIE DEFAZIO, 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.

Given under my hand and official seal, as of the 21st day of March, 2023.





Notary Public

Grantee, NATALIE DEFAZIO, Trustee under the provisions of the NATALIE M. DEFAZIO REVOCABLE TRUST u/a/d 2/27/23, hereby acknowledges and accepts the conveyance into the said trust.



Natalie M. DeFazio, Trustee as aforesaid

This instrument was prepared by Steven L. Baerson, Williams & Baerson, LLC, One N. LaSalle Street, #1350, Chicago, IL 60602.

Please return this document after recording to:

Steven L. Baerson
Williams & Baerson, LLC
One N. LaSalle Street, Suite 1350
Chicago, IL 60602

Send subsequent tax bills to:

Ms. Natalie M. DeFazio
160 E. Illinois Street, Unit 1806
Chicago, Illinois 60611

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STATEMENT OF 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.

Dated: 3/21, 23

Signature: Steven L. Baerson
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 21st day of March, 2023

Notary Public: Tracie W. McClinton



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, 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.

Dated: 3/21, 23

Signature: Steven L. Baerson

Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 21st day of March, 2023

Notary Public: Tracie W. McClinton



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.