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QUIT CLAIM DEED IN TRUST (ILLINOIS)

Prepared By and

Return Recorded To:

Tye J. Klooster, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street, Ste. 1900
Chicago, IL 60661

Mail Subsequent Tax Bills To:

Kenneth R. Jensen, Trustee
3116 Heritage Oaks Circle
Oak Brook, IL 60523

Doc#: 2328433001 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/11/2023 09:23 AM Pg: 1 of 7

Dec ID 20231001640935

City Stamp 0-399-565-776

(The Above Space for Recorder's Use Only)

THIS INSTRUMENT made this 9th day of September, 2023, between Kenneth R. Jensen, an un-remarried widower, whose address is 3116 Heritage Oaks Circle, Oak Brook, Illinois 60523 ("Grantor") and Kenneth R. Jensen, not individually but solely as Trustee of the Kenneth R. Jensen Trust, Dated March 16, 1978, whose address is 3116 Heritage Oaks Circle, Oak Brook, Illinois 60523 ("Grantee").

WITNESSETH:

That said Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, does hereby convey and Quit Claim unto the Grantee all of Grantor's right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Commonly Known as: 50 East Chestnut, Unit # 2001
Chicago, Illinois 60611

Parcel Identification Number: 17-03-217-018-1025; 17-03-217-018-1045; and
17-03-217-018-1046 (affects underlying land and other property)

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

SUBJECT TO such exceptions set forth on attached Exhibit B.

This Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Dated: September 9, 2023

Signed: K R Jensen
Grantor/Agent/Attorney

REAL ESTATE TRANSFER TAX

03-Oct-2023



| | |
|----------|--------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

-1-

17-03-217-018-1025 | 20231001640935 | 0-399-565-776

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

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TO HAVE AND TO HOLD these premises with the tenements and appurtenances belonging to them on the trust and for the uses and purposes set forth and in the trust agreement.

Full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide the premises or any part of them; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part of it; to resubdivide the properties 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 all or part of the premises to a successor in trust and to grant to that successor in trust all title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber all or part of the property; to lease all or part of the property from time to time in possession or reversion by leases to commence contemporaneously or in the future, on any terms and for any period of time; to renew and extend leases on any terms and for any period of time; to amend, change or modify leases and their terms and provisions at any time; to contract to make leases and to grant options to lease, options to renew leases, and options to purchase all or part of the reversion; to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange all or part of the property for any other real or personal property; to grant easements or charges of any kind; to release and convey or assign any right, title, or interest in and about or easement appurtenant to all or part of the premises; or to do with the property and every part of it in all other ways and for such consideration as it would be lawful for any person owning the premises to deal with it, whether similar or different from the ways above specified, at any time.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part of them is conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to investigate the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to this real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other agreement; provided that, by delivery of such instruments, the trust created by this indenture and by the trust agreement was in full force and effect, that the conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this indenture and in the trust agreement or some amendment of it and binding on all beneficiaries under it, that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and that if the conveyance is made to a successor in trust, that such successor in trust was properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its predecessors in trust. The interest of each and every beneficiary under the trust 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 the real estate. That interest is hereby declared to be personal property. No beneficiary under this agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds of it as stated.

If the title to any of these 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 of it, or any memorial, the words "in trust", or "on condition", or "with limitations", or words of that import, in accordance with the statute.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the deed in trust delivered to that trustee in pursuance of the trust agreement. This deed is made subject to the lien of every trust deed or mortgage, if any, of record in the stated county affecting the property described above given to secure the payment of money, and remaining unreleased at the date of delivery.

[signature page follows]

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EXECUTED this 9 day of September, 2023.

GRANTOR:

K R Jensen
Kenneth R. Jensen

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

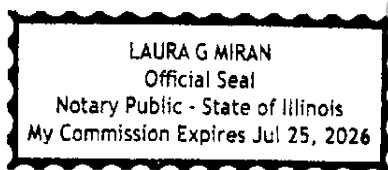
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kenneth R. Jensen**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 9th day of September, 2023.

Commission expires: 7/25/26

Laura G Miran
NOTARY PUBLIC

[SEAL]



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EXHIBIT A (LEGAL DESCRIPTION)

PARCEL 1:

UNIT 2901 AND PARKING SPACES P-11 AND P-12 IN THE 50 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THOSE PARTS OF LOTS 1, 2 AND 3 IN REHM'S SUBDIVISION OF LOT 5 IN BLOCK 14, IN CANAL TRUSTEES' SUBDIVISION TOGETHER WITH LOT 4 (EXCEPT THE NORTH 13 FEET THEREOF) (THE SAID NORTH 13 FEET BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF LOT 4) IN BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0728915115, TOGETHER WITH AN UNDIVIDED PRECENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-25, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0728915115.

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EXHIBIT B – EXCEPTIONS

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the aforementioned recorded Declaration of Condominium and provision of the Condominium Property Act; (5) Special Service Area pursuant to Document recorded as 91076841; (6) Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements; (7) Easement over an eight (8) foot strip of the East end of Lot 1 for private alley; and (8) covenants, conditions, restrictions, permits, easements and agreements of record which do not materially, adversely affect the use of the Premises as a condominium residence.

Property of Cook County Clerk's Office

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TRUSTEE ACCEPTANCE

The Grantee, **Kenneth R. Jensen**, not individually, but solely as Trustee of the **Kenneth R. Jensen Trust**, Dated March 16, 1978, hereby acknowledges and accepts this conveyance into the said trust.



Kenneth R. Jensen, not individually, but solely as Trustee
of the **Kenneth R. Jensen Trust**, Dated March 16, 1978

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

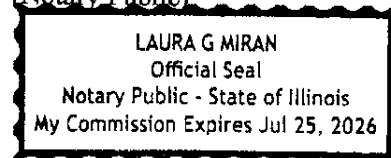
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 and hold title to real estate under the laws of the State of Illinois.

Dated: September 9, 2023

Signature: *M R Jones*
Grantor/Agent/Attorney

Subscribed and sworn to before me by the said Grantor/Agent/Attorney this 9th day of September, 2023

Laura G Miran
(Notary Public)



The grantee or their 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: September 9, 2023

Signature: *M R Jones*
Grantee/Agent/Attorney

Subscribed and sworn to before me by the said Grantor/Agent/Attorney this 9th day of September, 2023

Laura G Miran
(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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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