

UNOFFICIAL COPY

DEED IN TRUST

GRANTOR, Christine M. Seiberlich, a single woman, of 2860 N. Orchard Street, Unit 203, Chicago, Illinois 60657

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEYS and WARRANTS to: Christine M. Seiberlich, Trustee of the Christine M. Seiberlich Trust dated October 4, 2023, and any amendments thereto, of 2860 N. Orchard Street, Unit 203, Chicago, Illinois 60657, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1:

UNIT 203 IN THE SUBDIVISION OF ORCHARD COURT CONDOMINIUM AS DELINATED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR ORCHARD COURT CONDOMINIUM, BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAY 26, 1998 AS DOCUMENT NUMBER 98431980, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY, ILLINOIS.

PARCEL 2:

PARKING SPACE NUMBER P-1 AS DELINEATED ON THE SURVEY ATTACHED TO THE ORCHARD COURT CONDOMINIUM AS RECORDED MAY 26, 1998 AS DOCUMENT NUMBER 98431980, IN COOK COUNTY, ILLINOS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF ITS LIMITED COMMON ELEMENTS AS DESCRIBED IN THE AFORESIAD ORCHARD COURT CONDOMINIUM DECLARATION.

PERMANENT INDEX NUMBER: 14-28-115-074-1003 and 14-28-115-074-1016

Commonly known as: 2860 N. Orchard Street, Unit 203, Chicago, Illinois 60657 and Parking Space #P-1

*****THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST*****

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 releases 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

Doc#. 2328633402 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/13/2023 02:29 PM Pg: 1 of 3

Dec ID 20231001648685

ST/CO Stamp 0-644-287-440

City Stamp 1-181-158-352

For Recorder's Use

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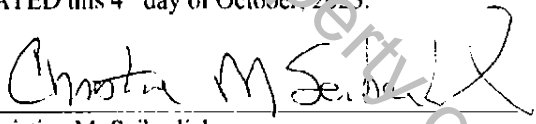
execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement 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 instrument 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 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.

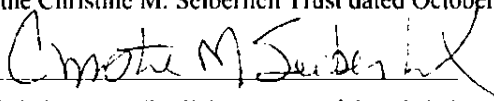
The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 4th day of October, 2023.


Christine M. Seiberlich

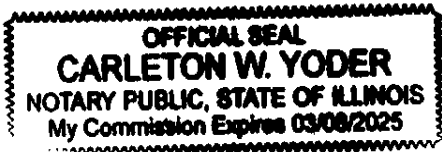
ACCEPTANCE BY TRUSTEE:

The undersigned trustee hereby accepts the conveyance of the real property herein as an asset of the Christine M. Seiberlich Trust dated October 4, 2023

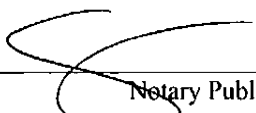
By: 
Christine M. Seiberlich, Trustee of the Christine M. Seiberlich Trust dated October 4, 2023

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

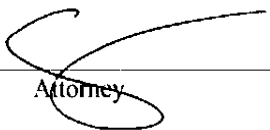
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine M. Seiberlich, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given my hand and seal this 4th day of October, 2023.


Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)

 _____
Attorney
10-4-2023
Date

Deed prepared by: Huck Bouma PC Carleton W. Yoder 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Christine M. Seiberlich, Trustee 2860 N. Orchard Street, Unit 203 Chicago, Illinois 60657	After recording return to: Huck Bouma PC Carleton W. Yoder 1755 S. Naperville Road, #200 Wheaton, Illinois 60189
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 10 | 04 | 2023

SIGNATURE: Christine M Seiberlich
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Carleton W. Yoder

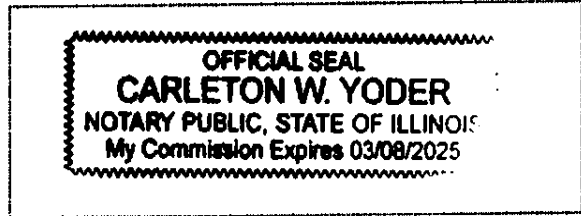
By the said (Name of Grantor): Christine M. Seiberlich

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 04 | 2023

NOTARY SIGNATURE:

[Signature]



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 10 | 04 | 2023

SIGNATURE: Christine M Seiberlich
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Carleton W. Yoder

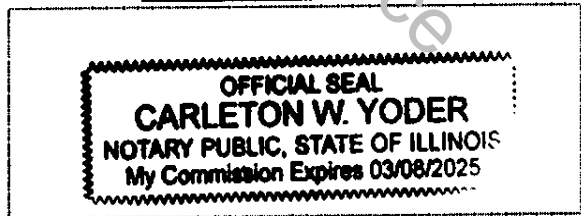
By the said (Name of Grantee): Christine M. Seiberlich, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 04 | 2023

NOTARY SIGNATURE:

[Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)