

# UNOFFICIAL COPY

QUIT CLAIM DEED  
DEED IN TRUST  
(ILLINOIS)



\*2331810054\*

Doc# 2331810054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/14/2023 04:06 PM PG: 1 OF 5

Property of Cook County Clerk's Office

THE GRANTOR, **KAREN D. BRAZIL**, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to GRANTEE **THE K.D. BRAZIL LIVING TRUST w/t/d JULY 12, 2023**, of 4950 S. East End Avenue, Unit 12A, Chicago, Illinois 60615, all interest in the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

Commonly Known as: **4940 S. East End Avenue, Unit 12A, Chicago, Illinois 60615**  
Property Index Number(s): **20-12-102-007-1011**


together with the tenements and appurtenances thereunto belonging.


TO HAVE AND TO HOLD said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.



**THE TERMS AND CONDITIONS APPEARING ON PAGE 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.**

And the said grantor(s) 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 or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid has hereunto set hand and seal this 22<sup>nd</sup> day of September, 2023.

  
Signature **KAREN D. BRAZIL**

REAL ESTATE TRANSFER TAX		14-Nov-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		14-Nov-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-12-102-007-1011 | 20231101673781 | 0-380-112-848

20-12-102-007-1011 | 20231101673781 | 1-354-403-792

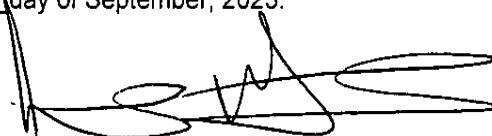
\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KAREN D. BRAZIL personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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.

Given under my hand and official seal this 22<sup>nd</sup> day of September, 2023.

  
\_\_\_\_\_  
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER ACT.  
Date: 9-22-2023  
  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

Prepared by:  
Geraldine W. Holt  
Birnbaum Gelfman Sharma & Arnoux, LLC  
161 N. Clark Street – Suite 1700  
Chicago, IL 60601

Mail to:  
Karen D. Brazil  
4940 S. East End Ave. Unit 12A  
Chicago, IL 60615

Name and Address of Taxpayer(s):  
Karen D. Brazil  
4940 S. East End Ave. Unit 12A  
Chicago, IL 60615

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## TERMS AND CONDITIONS

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, highways or alleys, 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 or in 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 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 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 to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this 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 the aforesaid 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 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 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 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its 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 amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own 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 in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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## Exhibit "A" – Legal Description

For APN/Parcel ID(s): 20-12-102-007-1011

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UNIT NUMBER 12"A", AS DELINEATED UPON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

THAT PART OF BLOCK 6 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL CO'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN: BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 6 WHICH IS 125 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK; RUNNING THENCE NORTH ALONG SAID EAST BLOCK LINE A DISTANCE OF 38.84 FEET TO A CORNER OF SAID BLOCK; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK, A DISTANCE OF 116.13 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID NORTHWESTERLY BLOCK LINE, A DISTANCE OF 41.13 FEET TO AN INTERSECTION WITH A LINE, 107 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 100 FEET TO A POINT 125 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK; AND THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, A DISTANCE OF 107 FEET TO THE POINT OF BEGINNING;


WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 9, 1972 AND KNOWN AS TRUST NUMBER 77323, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22467238; TOGETHER WITH THE PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS

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## STATEMENT BY GRANTOR AND GRANTEE

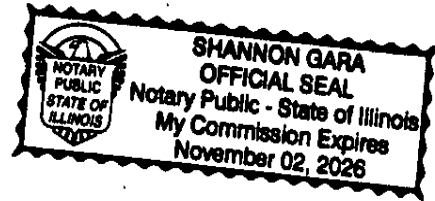
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Date: September 22, 2023

Signature:   
Grantor or Agent – Karen D. Brazil

SUBSCRIBED and SWORN before me  
this 22<sup>nd</sup> day of September, 2023

  
Notary Public

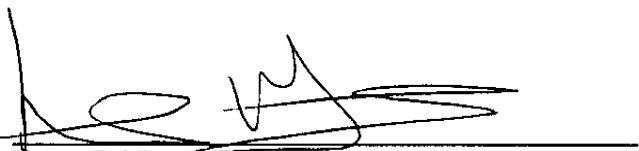


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: September 22, 2023

Signature:   
Grantee or Agent – Karen D. Brazil

SUBSCRIBED and SWORN before me  
this 22<sup>nd</sup> day of September, 2023

  
Notary Public

