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Doc#. 2334106145 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 11:26 AM Pg: 1 of 4

WARRANTY DEED (ILLINOIS)

Dec ID 20231201687275
ST/CO Stamp 1-306-886-096
City Stamp 1-977-974-736

THE GRANTOR, DAVID A. DEAN, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto

DAVID A. DEAN, not individually but as Trustee under the provisions of a trust agreement known as the DAVID A. DEAN TRUST dated November 28 2023, whose address is 3140 N. Sheffield Ave. Unit 707, Chicago, Illinois 60657, and unto all and every successor or successors in trust under said trust agreement, all of his right, title, and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNITS 707 AND P-34, IN THE RESIDENCES AT THE VIC CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

PART OF LOTS 5 TO 12 INCLUSIVE, AND THE NORTH 20 FEET OF LOT 13 IN LINDERMAN'S SUBDIVISION OF BLOCK 1 OF OUTLOTS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0712415086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACES S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM, OVER, ON AND THROUGH ANY PART OF THE PARKING PROPERTY IN ORDER TO ACCESS, AND USE, THE RESIDENTIAL PARKING AREA LOCATED ON THE PARKING PROPERTY, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0712415082.

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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.

SUBJECT TO general real estate taxes and assessments not yet due and payable, public and utility easements, and covenants, conditions, and restrictions of record.

Commonly known as: 3140 North Sheffield Avenue Unit 707, Chicago, Illinois 60657

Permanent Index Number: 14-29-203-045-1049; 14-29-203-023-0000

Full power and authority are hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof; to dedicate parks, street, highways or alleys; 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 sell on any 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 vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of said trust agreement 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 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 the 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, her or their predecessor in trust.

The subject real estate does not constitute homestead property as to the above Grantor.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 28th day of November 2023.



 DAVID A. DEAN

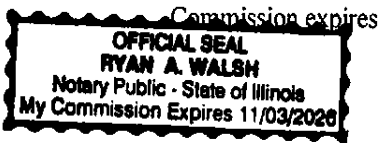
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State of Illinois)
) ss
Cook County)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID A. DEAN, 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 official seal, this 28th day of November, 2023

Ryan A. Walsh
NOTARY PUBLIC



Commission expires _____

This transaction is exempt under the provisions of paragraph (e) 35 ILCS 200/31-45, the Real Estate Transfer Tax Law.

Ryan A. Walsh Date: November 28, 2023.
Ryan A. Walsh, Attorney

**INSTRUMENT PREPARED BY AND
MAIL RECORDED DEED TO:**

Ryan A. Walsh
Croke Fairchild Duarte & Beres LLC
180 N. LaSalle St., Ste. 3400
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

David A. Dean Trust dated 11/28, 2023
David A. Dean, Trustee
3140 N. Sheffield Ave. Unit 707
Chicago, Illinois 60657

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STATEMENT BY 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: November 28, 2023

Signature: *Ryan Nicks*
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 28th day
of November, 2023



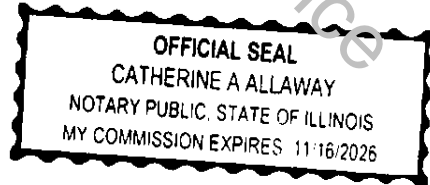
Catherine A. Allaway
NOTARY PUBLIC

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: November 28, 2023

Signature: *Ryan Nicks*
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 28th day
of November, 2023



Catherine A. Allaway
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)