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DEED IN TRUST (Illinois)



Doc# 2334622009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2023 09:40 AM PG: 1 OF 5

Prepared by and after
recording mail to:

Meika B. Slotsema
Hoogendoorn & Talbot LLP
122 S. Michigan Ave, Suite 1220
Chicago, Illinois 60603-6263

THE GRANTOR,

Kathleen Allinson, an unmarried person,

of the City of Chicago, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

Kathleen Virginia Allinson, as Trustee of the Kathleen Virginia Allinson Trust, Dated June 19, 2017, and unto all and every successor or successors in trust under said trust agreement, of 3550 N. Lake Shore Drive, Unit 2207, Chicago, Illinois 60657,

any and all of her interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

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

Waiving and releasing all rights of homestead,

Subject to taxes not yet due and payable and all easements, covenants, conditions and restrictions of record; party wall rights and agreements,

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.

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, streets, 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 the present or in the 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

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provisions thereof at any time or times hereafter; to contact 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 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.

Subject to: general real estate taxes not yet due or payable; and covenants, conditions and restrictions of record.

DATED this 2nd day of November, 2023.


Kathleen Allinson

Kathleen Allinson



This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200-31/45(e).

[Signature]
Buyer, Seller or Representative

11/2/2023
Dated

REAL ESTATE TRANSFER TAX		12-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-21-111-007-1564 | 20231201690530 | 0-578-297-904

REAL ESTATE TRANSFER TAX		12-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-21-111-007-1564 | 20231201690530 | 0-087-433-264

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

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State of Illinois)
) ss.
County of Cook)

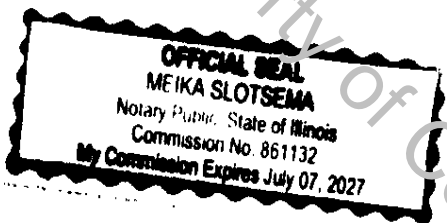
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathleen Allinson, an unmarried person, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 waiver and release of the right of homestead.

Given under my hand and official seal, this 2nd day of November, 2023.

Commission expires

7/7/2027

Meika Slotsema
Notary Public



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EXHIBIT A

Unit Number 2207 in 3550 Lake Shore Drive Condominium, as delineated on survey of Lot 1 in Block 1 in Baird and Warner's Subdivision of Block 12 of Hundley's Subdivision of Lots 3 to 21, inclusive, and Lots 33 to 37, inclusive, in Pine Grove, a Subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, together with vacated alley in said Block and the tract of land lying easterly of and adjoining said Block 12 and westerly of the westerly line of North Shore Drive (excepting street previously dedicated), in Cook County, Illinois (hereinafter referred to as "Parcel"), which survey is attached as Exhibit 'A' to the Declaration of Condominium made by the American National Bank and Trust Company of Chicago, a national banking association, as trustee under trust agreement dated February 11, 1974 and known as trust number 32679, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24132761, together with an undivided 100 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Common Address: 3550 N. Lake Shore Drive, #2207, Chicago, Illinois 60657

PIN: 14-21-111-007-1564

Send tax bills to:

Kathleen Allinson
3550 N. Lake Shore Drive, #2207
Chicago, Illinois 60657

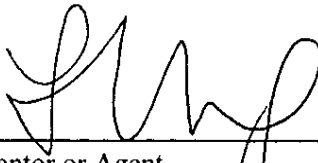
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STATEMENT BY GRANTOR AND GRANTEE

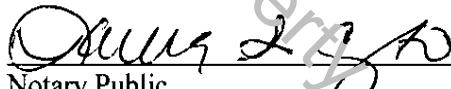
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 6, 2023

Signature: _____


Grantor or Agent

Subscribed and sworn to before me this
6th day of December, 2023

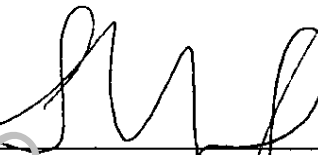

Notary Public



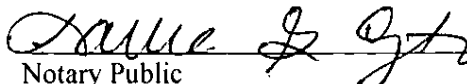
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 6, 2023

Signature: _____


Grantee or Agent

Subscribed and sworn to before me this
6th day of December, 2023


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.]