

# UNOFFICIAL COPY

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Doc#. 2402222107 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/22/2024 11:24 AM Pg: 1 of 5

## WARRANTY DEED IN TRUST

### Record & Mail Document to:

Anthony Pavone  
Pavone Law Group, P.C.  
255 E. Lake Street, Suite 301  
Bloomington, IL 60108

### Mail Tax Bill to:

George T. Rummel and  
Kathleen K. Rummel  
538 W. Hawthorne Place  
Chicago, IL 60657

Dec ID 20240101611894  
ST/CO Stamp 2-083-972-144  
City Stamp 0-062-907-440

The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantor, **George T. Rummel**, married to Kathleen K. Rummel, of the City of Chicago, County of Cook in the State of Illinois, for and in consideration of the sum of Ten and no/10ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto, **George T. Rummel and Kathleen K. Rummel, as Trustees, or their successors in interest, of the George T. Rummel Living Trust dated April 23, 1999, and any amendments thereto, (Grantee's Address: 538 W. Hawthorne Place, Chicago, IL 60657), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:**

Legal Description: Exhibit "A" attached.

Pin No: 17-09-234-043-1199

Property Address: 33 W. Ontario, Unit 24-H, Chicago, IL 60654

### THIS IS NOT HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX	17-Jan-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-09-234-043-1199 | 20240101611894 | 0-062-907-440

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

Exempt under the provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Law  
Date: January 7, 2024.



Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	17-Jan-2024
COUNTY:	0.0
ILLINOIS:	0.0
TOTAL:	0.0

17-09-234-043-1199 | 20240101611894 | 2-083-972-144

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Subject to covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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.

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 re-subdivide 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 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.

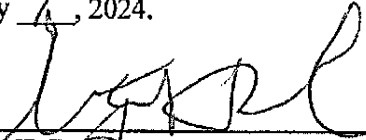
In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of 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.

The interest of each and every beneficiary hereunder 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 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 the earnings, avails and proceeds thereof as aforesaid.

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And the said grantor 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal dated January 7, 2024.

  
\_\_\_\_\_  
George T. Rummel

State of Illinois )  
County of Hall

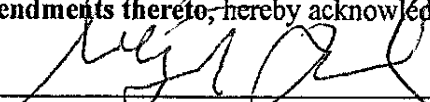
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **George T. Rummel**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this January 7, 2024.

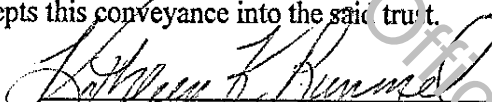
  
\_\_\_\_\_  
Notary Public



### TRUSTEE ACCEPTANCE

George T. Rummel and Kathleen K. Rummel, as Trustees under the provisions of a trust agreement dated April 23, 1999 known as the George T. Rummel Living Trust Dated April 23, 1999 and any amendments thereto, hereby acknowledges and accepts this conveyance into the said trust.

  
\_\_\_\_\_  
George T. Rummel, As Trustee as aforesaid

  
\_\_\_\_\_  
Kathleen K. Rummel, As Trustee as aforesaid

This instrument prepared by Anthony Pavone, 255 E. Lake Street, Suite 301 Bloomingdale, IL 60108.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HEREIN. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

PAVONE LAW GROUP, P.C.

By: \_\_\_\_\_  
Anthony Pavone, Attorney at Law

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## EXHIBIT A

Pin No: 17-09-234-043-1199

Property Address: 33 W. Ontario, Unit 24-H, Chicago, IL 60654

Legal Description:

PARCEL 1: UNIT(S) 24-H AND P10-W35 AND N/A IN THE RESIDENCES AT MILLENNIUM CENTRE CONDOMINIUM AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOGETHER WITH BLOCK 26 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 10, BOTH INCLUSIVE IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RESPECTIVELY, ALL TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN 188.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 26 AFORESAID, RECORDED JUNE 30, 2003 AS DOCUMENT NO. 031845084; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319510001, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 0319203102.

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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.

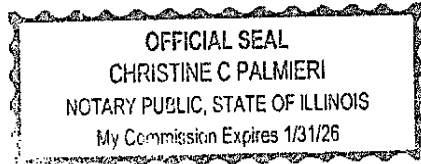
Dated: January 7, 2024

Signature:

  
Grantor or Agent, Attorney

Subscribed and Sworn to by  
the said grantor on January 7, 2024

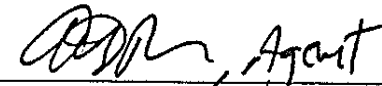
  
Notary Public



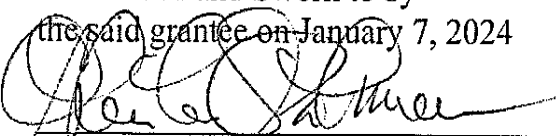
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 7, 2024

Signature:

  
Grantee or Agent, Attorney

Subscribed and Sworn to by  
the said grantee on January 7, 2024

  
Notary Public

