

# UNOFFICIAL COPY

Doc#: 2402406221 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/24/2024 12:01 PM Pg: 1 of 7

## DEED IN TRUST

(ILLINOIS)

Dec ID 20240101618320  
ST/CO Stamp 0-189-559-856  
City Stamp 0-391-148-592

### PREPARED BY/MAIL TO:

Hedeker Law Ltd.  
One Overlook Point, Suite 610  
Lincolnshire, IL 60069-4319

### SEND SUBSEQUENT TAX BILLS TO:

IAN STEWART IRVING WATT  
and PRAJNA LALI WATT  
2045 W. Concord Place, Unit 507  
Chicago, IL 60647

THE GRANTORS, IAN STEWART IRVING WATT, also known as IAN WATT, and PRAJNA LALI WATT, married to each other, of 2045 W. Concord Place, Unit 507, Chicago, IL 60647, for and in consideration of Ten and No Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim unto IAN STEWART IRVING WATT and PRAJNA LALI WATT, Trustees, or their successors in trust, of the WATT LIVING TRUST, dated January 12, 2024, and any amendments thereto, of which IAN STEWART IRVING WATT and PRAJNA LALI WATT, husband and wife, are the settlors and primary beneficiaries, the interests of said primary beneficiaries in and to said real estate to be held as tenants by the entirety, of 2045 W. Concord Place, Unit 507, Chicago, IL 60647, the following described real estate in the County of Cook and the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT A

**Permanent Real Estate Index Numbers:** 14-31-333-029-1011 and 14-31-333-029-1039

**Address of Real Estate:** 2045 W. Concord Place, Unit 507, Chicago, IL 60647

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 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

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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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

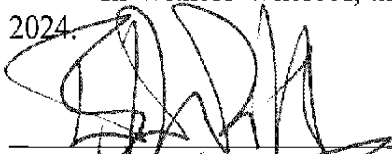
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

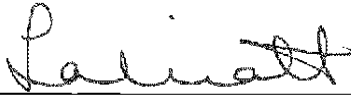
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantors hereby expressly waive and release any and all rights or benefits 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.

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In Witness Whereof, the Grantors aforesaid have set their hands and seals on January 12, 2024.


  
 IAN STEWART IRVING WATT,  
 Also known as IAN WATT

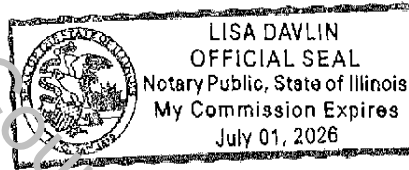
  
 PRAJNA LALI WATT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF LAKE )

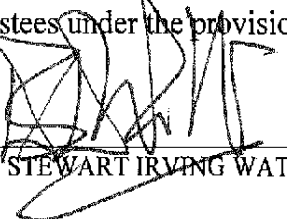
I, Lisa Davlin, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IAN STEWART IRVING WATT, also known as IAN WATT, and PRAJNA LALI WATT, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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 on this 12th day of January, 2024.

  
 NOTARY PUBLIC



The foregoing transfer of title/conveyance is hereby accepted by IAN STEWART IRVING WATT and PRAJNA LALI WATT, of 2045 W. Concord Place, Unit 507, Chicago, Illinois 60647, as Trustees under the provisions of the WATT LIVING TRUST, dated January 12, 2024.


  
 IAN STEWART IRVING WATT, Trustee, as aforesaid

  
 PRAJNA LALI WATT, Trustee, as aforesaid

COUNTY – ILLINOIS TRANSFER STAMPS

Exempt under Section 31-45(e) of the Real Estate Transfer Tax Law and Section 74-106(5) of the Cook County Real Property Transfer Tax Ordinance

Date: January 12, 2024

Signature: 

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT 507 AND P-9 IN BUCKTOWN COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 60 TO 66, BOTH INCLUSIVE, IN JOHNSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 3, 5, AND 6 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1193026, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2002 AS DOCUMENT NUMBER 002066174, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


Permanent Index #'s: 14-31-333-029-1011 (Vol. 533) and 14-31-333-029-1039 (Vol. 533)

Property Address: 2045 W Concord Pl Unit 507, Chicago, Illinois 60647

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office



<b>REAL ESTATE TRANSFER TAX</b>	<b>23-Jan-2024</b>
 <b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

14-31-333-029-1011 | 20240101618320 | 0-391-148-592

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

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Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER TAX</b>		23-Jan-2024
		<b>COUNTY:</b> 0.00
		<b>ILLINOIS:</b> 0.00
		<b>TOTAL:</b> 0.00
14-31-333-029-1011	20240101013320	0-189-559-856

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## STATEMENT BY GRANTOR AND GRANTEE

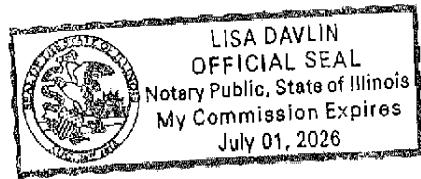
The Grantor or his or her agent affirms that, to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Date: January 12, 2024

Signature:   
Grantor or Agent

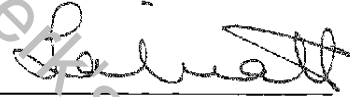
Subscribed and sworn to before me  
this 12<sup>th</sup> day of January, 2024.

  
Notary Public

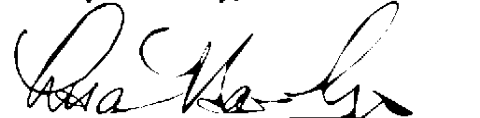


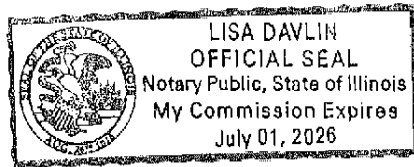
The Grantee or his or her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: January 12, 2024

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
this 12<sup>th</sup> day of January, 2024.

  
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.)