

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Prepared by and after

Recording Return to:

Elizabeth A. Garlovsky, Esq.
Harrison LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

Name & Address of Taxpayer:

Thomas R. Royal
65 E Monroe St #4124
Chicago, IL 60603

Address of Property:

65 E Monroe St. #4124
Chicago, IL 60603

PIN(s): 17-15-103-034-1187 and
17-15-103-034-1397



Doc# 2403822018 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 02/07/2024 11:35 AM PG: 1 OF 5

The Grantor, **THOMAS R. ROYAL**, a MARRIED person of 65 E. Monroe St #4124, Chicago, Illinois 60603, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does CONVEY and QUITCLAIM to **THOMAS RYAN ROYAL**, not individually but as Trustee of the Thomas Ryan Royal Revocable Trust dated **November 10, 2010, as amended thereafter**, being the settlor and primary beneficiary of such trust, the address of which is 65 E. Monroe St #4124, Chicago, Illinois 60603, (hereinafter referred to as "said trustee" regardless of the number of trustees), FOREVER, all the right, title and interest of Grantor in and to the following described real estate located in Cook County, Illinois, to-wit:

See **Exhibit A** attached hereto and incorporated herein by reference.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said property for the 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 property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to 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 property 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 100 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

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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 property 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 property, or to whom said property 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 property, 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 instruments, (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.

Grantor hereby expressly waives and releases any right or benefit pursuant to any statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

REAL ESTATE TRANSFER TAX 07-Feb-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-15-103-034-1397 | 20240201628427 | 0-063-323-184

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

REAL ESTATE TRANSFER TAX 07-Feb-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-15-103-034-1397 | 20240201628427 | 1-022-016-560

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EXHIBIT A **LEGAL DESCRIPTION**

Parcel 1:

Units 4124 and P-19 in Park Monroe Condominium Homes as delineated on a survey of the following described Land: Part of Lots 2,3, 6, and 7 (except the East 9 feet of that part of said Lot 6 lying South of the North 54 Feet of said Lot 6 and except the East 9 feet of the North ½ of said Lot 7) in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, together with Sub Lotz 1,2,3,4 and 5 of Assessor's Division of Lot 10 in Block 4 in Fractional Section 15 aforesaid all taken as a single tract of Land, which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as document 0836410027, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois, and including easement appurtenant to units as set forth in said declaration.

Parcel 2:

The exclusive right to the use of S-172, a limited common element as delineated on the survey attached to the Declaration of Condominium recorded as document number 0836410027.

Parcel 3:

Easement for the benefit of Parcel 1 and 2 as created by Declaration of Easements, Restrictions and Covenants for 55-65 Easement Monroe Street, Chicago, Illinois, 60603, made by 55 East Monroe Investors IV L.L.C. recorded July 9, 2007 as document 0719035353 amended by amendment recorded August 28, 2008 as document 082415113, amended by amendment recorded August 28, 2008 as

Commonly known as:

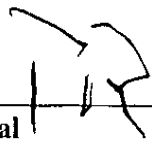
65 E Monroe St. #4124
Chicago, IL 60603

PINs:

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IN WITNESS WHEREOF, Grantor has executed and delivered this Deed effective as of the 6 day of February, 2024.



Thomas R. Royal

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e SECTION 31-45
REAL ESTATE TRANSFER LAW.



Grantor, Grantee or Representative

Date: February 6, 2024

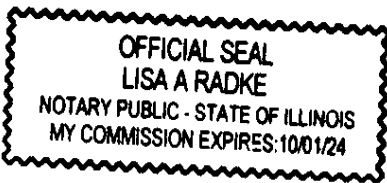
STATE OF ILLINOIS)

) SS.

COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that **Thomas R. Royal**, 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 she signed, sealed and delivered said instrument as her free and voluntary act, in the capacity stated, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of the 6 day of February, 2024.





Notary Public

This instrument was prepared by Elizabeth A. Garlovsky, Esq., Harrison LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606, without the benefit of a title examination.

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STATEMENT BY GRANTOR AND GRANTEE

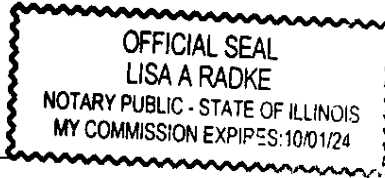
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: February 6, 2024

Signed: *[Signature]*
Grantor or Grantor's Agent

Subscribed and Sworn to before me on
This 6 day of February, 2024

[Signature]
Notary Public



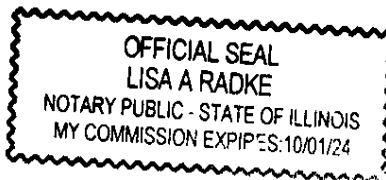
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: February 6, 2024

Signed: *[Signature]*
Grantee or Grantee's Agent

Subscribed and Sworn to before me on
This 6 day of February, 2024

[Signature]
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.