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WARRANTY DEED (ILLINOIS)

Doc# 2408509028 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/25/2024 12:11 PM

PAGE: 1 OF 6

THE GRANTOR, JOHN DYER, 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

JOHN DYER, not individually but as Trustee under the provisions of a trust agreement known as the PSJ TRUST dated March 18, 2024, whose address is 1660 N. LaSalle St., Unit 3201-02, Chicago, Illinois 60614, and unto all and every successor or successors in trust under said trust agreement, all of her right, title, and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 3201 and 3202 in the Parkview Condominium, as delineated on a survey of the following described real estate:

Parcel 1:

Lot 2, the South 50 1/2 feet of Lot 3, the East 74 feet of Lot 3 (except the South 50 1/2 feet thereof) and the East 74 feet of Lots 4 and 5 (except that part of Lot 5 falling in Eugenie Street) all in Gale's North addition to Chicago, a Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 and 2 and that part of Lot 3 falling within the North 113.62 feet of the Original Lot 1 in Wood and Others Subdivision of said Original Lot 1 in Gale's North addition to Chicago, aforesaid, in Cook County, Illinois.

Parcel 3:

Lots 1 to 9, both inclusive (except that part lying between the West line of North LaSalle Street and a line drawn through the Southwest corner of Eugenie Street and North LaSalle Street through a point on the South line of Lot 10, 14 feet West of the West line of North LaSalle Street), all in Block "B" in the County Clerk's division of portions of unsubdivided land lying between the East line of Gale's North addition to Chicago aforesaid and the West line of North Clark Street, all in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian; which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document 24558733, together with its undivided percentage interest in the common elements, in Cook County, 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.

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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: 1660 N. LaSalle St., Unit 3201-02, Chicago, Illinois 60614

Permanent Index Number(s): 14-33-423-048-1360 and 14-33-423-048-1361

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 successor 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this
18 day of March 2024.



 JOHN DYER

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State of Illinois)
)
Cook County) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN DYER, 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 18th day of March, 2024

Ryan 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: March 18, 2024.
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:

PSJ Trust dated March 18, 2024
John Dyer, Trustee
1660 N. LaSalle St., Unit 3201-02,
Chicago, Illinois 60614

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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: March 19, 2024

Signature: _____

[Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 19th day
of March, 2024.

[Handwritten Signature]
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.

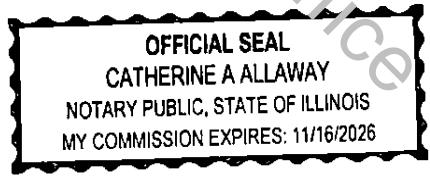
Dated: March 19, 2024

Signature: _____

[Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 19th day
of March, 2024.

[Handwritten 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.

(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.)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

22-Mar-2024




| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

14-33-423-048-1360

20240301660646 | 1-353-688-624

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Property of Cook County Clerk's Office

| REAL ESTATE TRANSFER TAX | | 22-Mar-2024 |
|---|---------|-------------|
|  | CHICAGO | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

14-33-423-048-1360 | 20240301660646 | 0-279-946-800

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