

# UNOFFICIAL COPY

## DEED IN TRUST

### PREPARED BY AND MAIL TO:

James D. Healy  
GOLDSTINE, SKRODZKI, RUSSIAN  
NEMEC AND HOFF, LTD.  
835 McClintock Drive  
Second Floor  
Burr Ridge, IL 60521  
Phone: (630) 655-6000

### MAIL TAX BILL TO:

The Michael A. Masciola and  
Elaine P. Masciola Living  
Trust  
303 West Ohio Street,  
Unit 2108,  
Chicago, IL 60654



Doc# 2412207005 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/17/2024 9:47 AM  
PAGE: 1 OF 5

(The Above Space For Recorder's Use Only)

THE GRANTOR(S), Michael A. Masciola and Elaine P. Masciola, husband and wife, of the City of Bonita Springs, County of Lee, State of Florida, for the consideration of TEN DOLLARS (\$10.00) and for other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to: Michael A. Masciola and Elaine P. Masciola or their designated successor, as Trustees of The Michael A. Masciola and Elaine P. Masciola Living Trust dated June 13, 2023, 303 West Ohio Street, Unit 2108, Chicago, IL 60654, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A

### COMMONLY

KNOWN AS: 303 West Ohio Street, Unit 2108, Chicago, IL 60654

P.I.N.: 17-09-236-030-1073 and 17-09-236-030-1499

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 said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustees are vested with full rights of ownership over the above-described real estate and the Trustee is specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

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- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of The Michael A. Masciola and Elaine P. Masciola Living Trust dated June 13, 2023; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

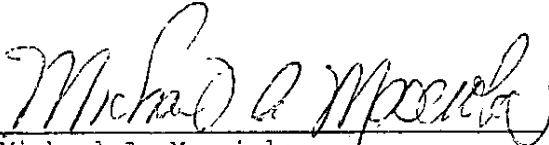
2. The Trustees shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 13<sup>th</sup>, of June, 2023 and known as The Michael A. Masciola and Elaine P. Masciola Living Trust dated June 13, 2023.

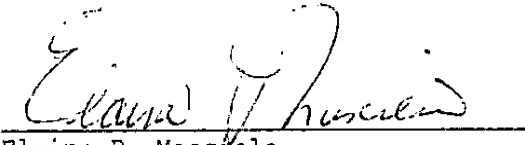
3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustees need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustees shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustees need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustees to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustees nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantors do hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustees covenant and agree to do and perform the duties, acts and requirements upon it binding.

DATED this 29<sup>th</sup> day of April, 2024.

  
 Michael A. Masciola

  
 Elaine P. Masciola

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## EXHIBIT A

The Land is described as follows:

### Parcel 1:


Units 2108 and Parking Space P-270 in the Silver Tower Chicago Condominium, as delineated and defined on the Plat of survey of the following described parcels of real estate: Lots 1 to 6 inclusive, and Lot 7 (except the West 1.14 feet of Said Lot 7) in Block 8 in Butler, Wright and Webster's Addition to Chicago in the Southwest Quarter in the Southwest Quarter of the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as exhibit B to the Declaration of Condominium recorded July 1, 2009 as document number 0918231049, as amended from time to time, together with their undivided percentage interest in the common elements.

### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of parcel 1 as created by the Cross easement agreement dated July 1, 2009 and recorded as document number 0918231048, as more particularly described and defined therein.



Permanent Index Number(s): 17-09-236-030-1073 and 17-09-236-030-1499

Property Address: 305 West Ohio Street, Unit 2108, Chicago, IL 60654

REAL ESTATE TRANSFER TAX		01-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-09-236-030-1073 | 20240401686053 | 1-460-775-216

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

REAL ESTATE TRANSFER TAX		01-May-2024	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

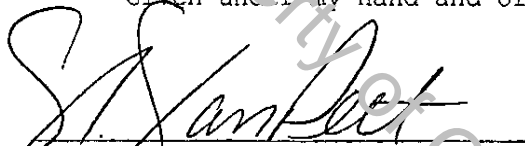
17-09-236-030-1073 | 20240401686053 | 1-977-395-504

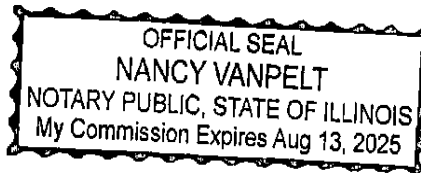
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STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO **HEREBY CERTIFY** that Michael A. Masciola and Elaine P. Masciola, husband and wife, personally known to me to be the same person whose names are subscribed to the foregoing document appeared before me this day in person and acknowledged that they signed, sealed and delivered the same 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 this 29<sup>th</sup> day of April, 2024.

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



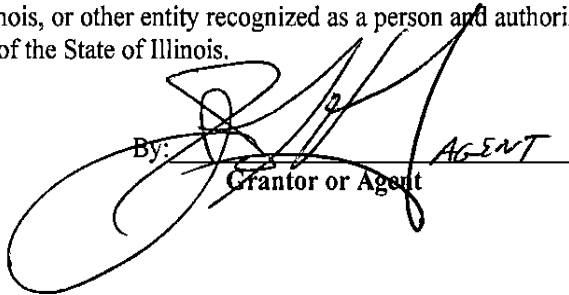
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. 31-45 E  
Date 4-29-2024 Sign. 

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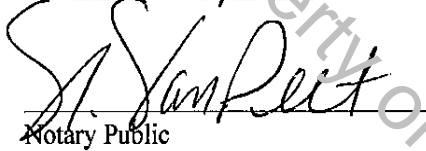
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or their agent affirms that, to the best of their knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: 29<sup>th</sup>, 2024

By:  AGENT  
Grantor or Agent

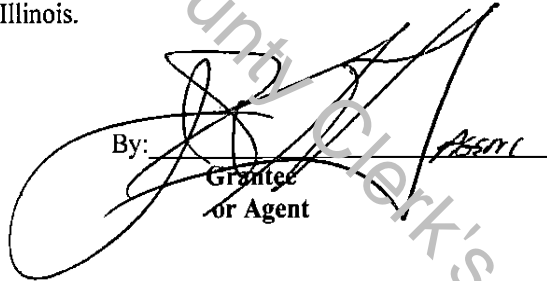
Subscribed and sworn to before me  
this 29 day of April, 2024

  
Notary Public

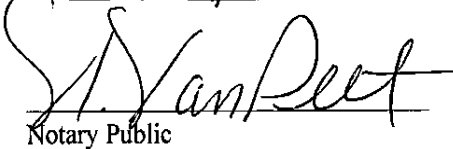


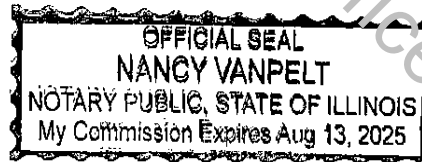
The **grantee** or their agent affirms and verifies that the names of the **grantees** shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 29<sup>th</sup>, 2024

By:  AGENT  
Grantee or Agent

Subscribed and sworn to before me  
this 29 day of April, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)