

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST (ILLINOIS)

**Prepared By and
Return Recorded To:**
Benjamin Lavin, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street, Ste. 1900
Chicago, Illinois 60661

**MAIL SUBSEQUENT TAX
BILLS TO:**
Andrew Sims Revocable Trust
152 W. Schiller Street
Chicago, Illinois 60610

Doc# 2412820023 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/7/2024 9:16 AM Pg: 1 of 6

Dec ID 20240301656905
City Stamp 0-357-378-352 City Tax \$0.00

(The Above Space for Recorder's Use Only)

THIS INDENTURE made this 13 day of March, 2024, between **Andrew Sims**, a married man, joined by his wife, **Sarah Sims**, both presently of 152 W. Schiller Street, Chicago, Illinois 60610 ("Grantor") and **Andrew Sims**, not individually, but solely as Trustee of the **Andrew Sims Revocable Trust U/A/D 2/27/20**, whose address is 152 W. Schiller Street, Chicago, Illinois 60610 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number: 17-04-205-037-0000

Address of Real Estate: 152 W. Schiller Street
Chicago, Illinois 60610

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility easements and roads and highways.

TO HAVE AND TO HOLD these premises with the tenements and appurtenances belonging to them on the trust and for the uses and purposes set forth and in the trust agreement.

Full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide the premises or any part of them; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part of it; to resubdivide the properties 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 all or part of the premises to a successor in trust and to grant to that successor in trust all title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber all or part of the property; to lease all or part of the property from time to time in possession or reversion by leases to commence contemporaneously or in the future, on any terms

UNOFFICIAL COPY

and for any period of time; to renew and extend leases on any terms and for any period of time; to amend, change or modify leases and their terms and provisions at any time; to contract to make leases and to grant options to lease, options to renew leases, and options to purchase all or part of the reversion; to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange all or part of the property for any other real or personal property; to grant easements or charges of any kind; to release and convey or assign any right, title, or interest in and about or easement appurtenant to all or part of the premises; or to do with the property and every part of it in all other ways and for such consideration as it would be lawful for any person owning the premises to deal with it, whether similar or different from the ways above specified, at any time.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part of them is conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to investigate the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to this real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other agreement; provided that, by delivery of such instruments, the trust created by this indenture and by the trust agreement was in full force and effect, that the conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this indenture and in the trust agreement or some amendment of it and binding on all beneficiaries under it, that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and that if the conveyance is made to a successor in trust, that such successor in trust was properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its predecessors in trust. The interest of each and every beneficiary under the trust 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 the real estate. That interest is hereby declared to be personal property. No beneficiary under this agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds of it as stated.


If the title to any of these 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 of it, or any memorial, the words "in trust", or "on condition", or "with limitations", or words of that import, in accordance with the statute.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the deed in trust delivered to that trustee in pursuance of the trust agreement. This deed is made subject to the lien of every trust deed or mortgage, if any, of record in the stated county affecting the property described above given to secure the payment of money, and remaining unreleased at the date of delivery.

This Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Dated: 3-13, 2024

Signed: 
Grantor/Agent/Attorney

REAL ESTATE TRANSFER TAX		30-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-205-037-0000 | 20240301656905 | 0-357-378-352

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

EXECUTED this 13 day of March, 2024.

GRANTOR(S):

[Signature]
ANDREW SIMS

Joined by his spouse:

[Signature]
SARAH SIMS

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 Andrew Sims, 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.

Given under my hand and seal this 13 day of March, 2024.

Commission expires: 3/13/27 [Signature]
NOTARY PUBLIC

[SEAL]



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 Sarah Sims, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 13 day of March, 2024.

Commission expires: 6/9/2025 [Signature]
NOTARY PUBLIC

[SEAL]



UNOFFICIAL COPY

TRUSTEE ACCEPTANCE

The Grantee, Andrew Sims, not individually, but solely as Trustee of the Andrew Sims Revocable Trust U/A/D 2/27/20, hereby acknowledges and accepts this conveyance into the said trust.



Andrew Sims, not individually, but solely as Trustee of the
Andrew Sims Revocable Trust U/A/D 2/27/20

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A – LEGAL DESCRIPTION

SUB-LOT 2 IN THE SUBDIVISION OF LOT 98 IN BRONSONS ADDITION TO CHICAGO IN THE NORTH EAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

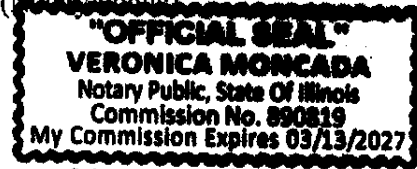
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 3-13, 2024

Signature: [Handwritten Signature]
Grantor/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 13 day of March, 2024

[Handwritten Signature]
(Notary Public)



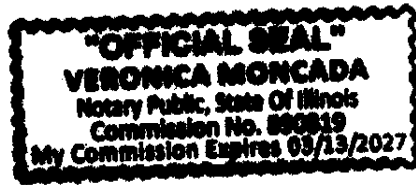
The grantee or their agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3-13, 2024

Signature: [Handwritten Signature]
Grantee/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 13 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]
149066278