

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

Prepared by and after

Recording Return to:

Jennifer J. Thurswell  
Harrison LLP  
333 West Wacker Drive, Suite 1700  
Chicago, Illinois 60606

Name & Address of Taxpayer:

Richard G. Ziegler  
100 East Bellevue Place, Unit 24A  
Chicago, Illinois 60611

Address of Property:

100 E. Bellevue Pl., Unit 24A  
Chicago, Illinois 60611

PIN: 17-03-202-063-1021

Doc# 2414210012 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/21/2024 1:25 PM

PAGE: 1 OF 5

The Grantor, **RICHARD G. ZIEGLER**, a single person of 100 E. Bellevue Pl., Unit 24A, Chicago, IL 60611, 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 **RICHARD G. ZIEGLER**, not individually but as Trustee of the **RICHARD G. ZIEGLER TRUST** dated **September 14, 2021, as amended thereafter**, being the settlor and primary beneficiary of such trust, the address of which is 100 E. Bellevue Pl., Unit 24A, Chicago, IL 60611, (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 manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any

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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 on execution or otherwise.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed effective as of the 17<sup>th</sup> day of April, 2024.

  
RICHARD G. ZIEGLER

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

  
Grantor, Grantee or Representative

Date: April 17, 2024

REAL ESTATE TRANSFER TAX 21-May-2024



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

17-03-202-063-1021 | 20240501608291 | 1-597-302-064

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

REAL ESTATE TRANSFER TAX 21-May-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

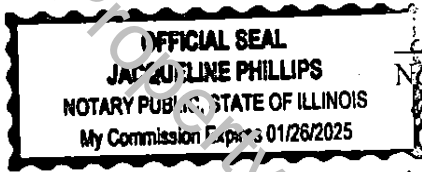
17-03-202-063-1021 | 20240501608291 | 2-010-868-992

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STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that **RICHARD G. ZIEGLER**, 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 said instrument as his 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 17<sup>th</sup> day of April, 2024.



*Jacquiline Phillips*  
\_\_\_\_\_  
Notary Public

PROPERTY of Cook County Clerk's Office

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## **EXHIBIT A** **LEGAL DESCRIPTION**

Unit Number 24-A in 100 Bellevue Place Condominium, as delineated on survey of the following described real estate: Lots 19, 20, 21, 22, 23, 24, 25 and 26 in Block 1 in Potter Palmer's Lake Shore Drive Addition to Chicago, said Addition being a Subdivision of the South part of Blocks 3 and 7 in Canal Trustees Subdivision of South Fractional Quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as Exhibit "A" to Declaration of Condominium recorded as Document 23637025, as from time to time, together with its undivided percentage in the common elements, in Cook County, Illinois.

Commonly known as: 100 E. Bellevue Pl., Unit 24A, Chicago, IL 60611

PIN: 17-03-202-063-021

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 5/21/2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

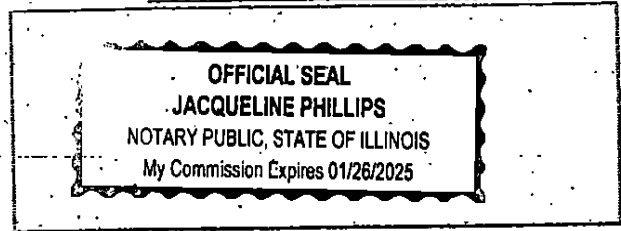
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): RICHARD G. ZIEGLER

On this date of: 21<sup>st</sup> May, 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5/21/2024

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

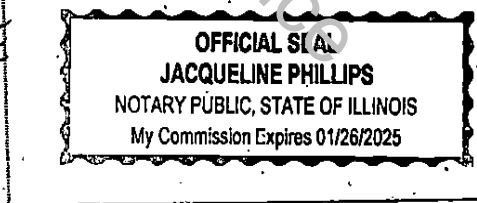
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): RICHARD G. ZIEGLER TRUST,  
RICHARD G. ZIEGLER,  
TRUSTEE

On this date of: 21<sup>st</sup> May, 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)