

UNOFFICIAL COPY**DEED IN TRUST**

Doc#: 2415114062 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/30/2024 9:20 AM Pg: 1 of 4

Dec ID 20240501612511

City Stamp 0-884-102-448 City Tax \$0.00

Grantors, JEFFREY R. CAMPBELL, and BARBARA R. COHEN, a married couple, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to BARBARA R. COHEN, not personally, but as Trustee of the BARBARA R. COHEN TRUST under trust agreement dated the 15 day of May, 2024, her successor or successors, the following described real estate in the County of Cook, State of Illinois:

PARCEL 1:

A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, BEING A PART OF A TRACT OF LAND COMPRISING THE SOUTH 10 FEET OF LOT 3 AND ALL OF LOTS 4 THROUGH 8, BOTH INCLUSIVE, IN SISSON'S LAKE SHORE ADDITION RECORDED MAY 31, 1917, AS DOCUMENT 6123846, IN COOK COUNTY, ILLINOIS; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AA POINT IN THE EAST LINE OF A 16.00 FEET WIDE PUBLIC ALLEY A DISTANCE OF 169.61 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 19.83 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 19.83 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT IN FAVOR OF PARCEL 1, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 5350 SOUTH SHORE DRIVE TOWNHOMES DATED DECEMBER 29, 1997 AND RECORDED JANUARY 7, 1998, AS DOCUMENT 98015288, MADE BY COSMOPOLITAN BANK AND TRUST, AS TRUSTEE, UNDER TRUST AGREEMENT DATED JANUARY 15, 1997 AND KNOWN AS TRUST NUMBER 30517; FOR COMMON AREA-GARDEN OVER THE FOLLOWING DESCRIBED LEGAL DESCRIPTION: A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING A PART OF A TRACT OF LAND COMPRISING THE SOUTH 10.00 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH 8, BOTH INCLUSIVE, IN SISSON'S LAKE SHORE ADDITION RECORDED MAY 31, 1917, AS DOCUMENT 6123846, IN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 157.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 8, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.53 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS WEST A DISTANCE OF 4.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 237.96 FEET TO A POINT, THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 237.96 FEET TO A POINT, THENCE 89 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 5.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 237.96 FEET TO A POINT, THENCE 89 DEGREES 49 MINUTES 36 SECONDS EAST A DISTANCE OF 5.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 3; THENCE NORTH 89 DEGREES 56 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 14.03 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.67 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 6.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 8.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST A DISTANCE OF 8.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 29.63 FEET TO A POINT ON SOUTH LINE OF SAID LOT 8, THENCE SOUTH 89 DEGREES 56 MINUTES 07 SECONDS WEST ALONG SAID SOUTH LINE OF SAID LOT 8, A DISTANCE OF 13.00 FEET TO A POINT

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OF BEGINNING; AND FOR COMMON AREA INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LEGAL DESCRIPTION: A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, BEING A PART OF A TRACT OF LAND COMPRISING THE SOUTH 10.00 FEET OF LOT 3, AND ALL OF LOTS 4 THROUGH 8, BOTH INCLUSIVE, IN SISSON'S LAKE SHORE ADDITION RECORDED MAY 31, 1917, AS DOCUMENT 6123846, COOK COUNTY, ILLINOIS; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 81.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 284.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 07 SECONDS WEST A DISTANCE OF 8.24 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 15.68 FEET TO THE POINT ON THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID LOT 8; THENCE NORTH 89 DEGREES 56 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 8.24 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 11.30 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE 25.69 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 11.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID LOT 8; THENCE NORTH 89 DEGREES 56 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 7.78 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 16.01 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 12.33 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 134.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST A DISTANCE OF 30.07 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 8.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 30.07 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 141.89 FEET TO THE POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 20.00 TO POINT OF BEGINNING.

§§

P.I.N. 20-12-112-018-0000

Commonly known as: 1716 E. 54th Street, Apartment J, Chicago, Illinois 60615

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Address of Grantor/Grantee:
1716 E. 54th Street, Apartment J, Chicago, Illinois 60615

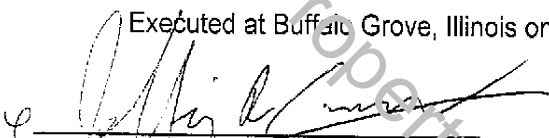
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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Buffalo Grove, Illinois on this 15 day of May, 2024.


JEFFREY R. CAMPBELL


BARBARA R. COHEN

I, JEFFREY R. CAMPBELL, hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


JEFFREY R. CAMPBELL

Exempted under Real Estate Transfer Tax Act, Section 4, Paragraph E, and Cook County Ordinance 95104, Paragraph E. Dated the 15 day of May, 2024.


JEFFREY R. CAMPBELL

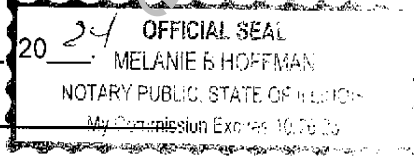

BARBARA R. COHEN

STATE OF ILLINOIS
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JEFFREY R. CAMPBELL and BARBARA R. COHEN, a married couple, either personally known to me or have provided satisfactory evidence of identity, by presenting government issued documentation, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of May


Notary Public



This Document Prepared by and Mail to: Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090, E-mail: Email@rubinlaw.com

Mail tax bills to:
BARBARA R. COHEN, as Trustee
1716 E. 54th Street, Apartment J, Chicago, Illinois 60615

REAL ESTATE TRANSFER TAX	28-May-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Address of Grantor/Grantee:
1716 E. 54th Street, Apartment J, Chicago, Illinois 60615

20-12-112-055-0000 | 20240601612511 | 0-884-102-448
* Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE
(55 ILCS 5/3 5020)

GRANTOR SECTION

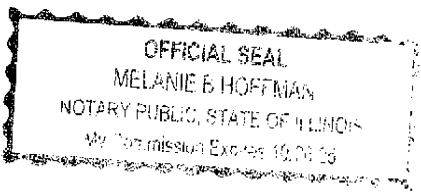
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 15, 2024

Signature: *Jeffrey R. Engelhardt*
Grantor or Agent

Subscribed and sworn to before me
by the said this 15 day of May, 2024

Melanie B. Hoffman
Notary Public



GRANTEE SECTION

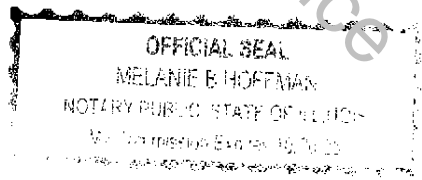
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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 May 15, 2024

Signature: *Barbara A. Cohen*
Grantee or Agent

Subscribed and sworn to before me
by the said this 15 day of May, 2024

Melanie B. Hoffman
Notary Public



CRIMINAL LIABILITY NOTICE:

NOTE: 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 the provisions of the Illinois Real Estate Transfer Tax Act. (35 ILCS 200/Art.31)