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Doc#: 2416920035 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/17/2024 9:45 AM Pg: 1 of 3

ILLINOIS WARRANTY DEED INTO TRUST

PT24-99441 1 of 2

**THIS INDENTURE WITNESSETH,
THAT THE GRANTOR(S),**

Dec ID 20240501613493
ST/Co Stamp 1-430-050-096 ST Tax \$2,725.00 CO Tax
\$1,362.50
City Stamp 0-356-308-272 City Tax \$28,612.50

THE GRANTOR(S)

**AUSTIN KRUMHOLTZ, an unmarried
man, of the City of Chicago,
County of Cook,
State of Illinois,
for and in consideration
of TEN AND NO/100 DOLLARS
and other good and valuable
consideration in hand paid**

**GRANTS, BARGAINS, SELLS, CONVEY(S)
and SPECIFICALLY WARRANT(s) title to**

**CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER THE PROVISION OF
A CERTAIN TRUST AGREEMENT DATED APRIL 29, 2024 AND KNOWN AS TRUST
NUMBER 9002345736, OF 10 S. LaSalle Street, Suite 2750, Chicago,
Illinois 60603**

GRANTEE(S),

**the following described Real Estate situated in the County of Cook,
in the State of Illinois, to wit:**

**LOT 39 IN JOHN REYNOLDS SUBDIVISION OF THE EAST 5 ACRES OF OUT LOT 14 IN
CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

P.I.N. 14-29-407-036-0000

C/K/A: 2633 N. Dayton Street, Chicago, Illinois 60614

**SUBJECT TO: covenants, conditions, and restrictions of record,
and to General Taxes for 2023 and subsequent years.**

PROPER TITLE, LLC

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TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at the present or in the 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 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 or title or interest in or about or 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 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 the trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 of the terms of said agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the 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 the trust created by this Indenture and by said 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 Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors in trust.


The interest of each and every beneficiary hereunder 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and

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proceeds thereof as aforesaid.

And said GRANTOR hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunder set his hand and seal dated this 24th day of May, 2024.

x 
AUSTIN KRUMPFES, an unmarried man

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

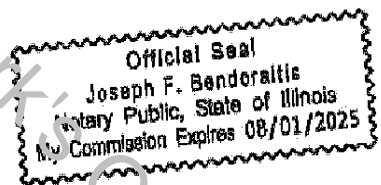
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AUSTIN KRUMPFES, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, dated this 24th day of May, 2024.


Notary Public

This instrument was prepared by:

Dominic J. Mancini
Attorney at Law
133 Fuller Road
Hinsdale, Illinois 60521



MAIL TO:

Chicago Title Land Trust
Company.
2633 N Dayton St.
Chicago IL 60614

Grantee Address:
SEND SUBSEQUENT TAX BILLS TO:
Chicago Title Land Trust Company
2633 N Dayton St
Chicago IL 60614

Warranty.DeedintoTrustKrumpfes