



#2417918055*

Doc# 2417918055 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/27/2024 12:41 PM
PAGE: 1 OF 6

DEED IN TRUST
(ILLINOIS)

THE GRANTORS, Michele M. Marban and Clifford S. Adams, a married couple, of the County of Cook, and State of Illinois, for and in consideration of Ten and No Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto S. THOMAS

RILL, as Trustee of the S. Thomas Rill Declaration of Living Trust dated 4/14/22 as to a undivided fifty percent (50%) interest and MARIA R. RILL, as Trustee of the Maria R. Rill Declaration of Living Trust dated 4/14/22 as to a undivided fifty percent (50%) interest, as GRANTEES and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Chicago Title

2465c254919LP 1/10

See Exhibit A attached hereto

Permanent Real Estate Index Number: 17-04-436-062-1029

Address of Real Estate: 367 West Locust Street, Unit 606, Chicago, IL 60610

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and 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 premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-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 premises 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 other wise 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 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 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 premises 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 premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 in to 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 instrument, (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, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or

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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.


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 proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar or Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		25-Jun-2024
		COUNTY: 467.50
		ILLINOIS: 935.00
		TOTAL: 1,402.50
17-04-436-062-1029		20240601636334 2-103-722-800


REAL ESTATE TRANSFER TAX		25 Jun 2024
		CHICAGO: 7,012.50
		CTA: 2,805.00
		TOTAL: 9,817.50 *
17-04-436-062-1029		20240601636334 1-029-980-976

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

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 21 day of June, 2024.


Michele M. Marban


Clifford S. Adams

Property of Cook County Clerk's Office

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State of ILLINOIS)
County of COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michele M. Marban and Clifford S. Adams, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this said 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.

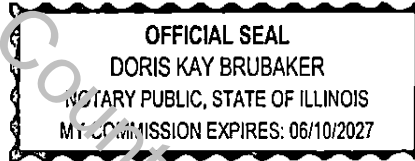
GIVEN under my hand and official seal, this 21 day of June, 2024.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

S. THOMAS RILL
367 W. LOCUST, UNIT 606
CHICAGO, IL 60610



After Recording Return To:

LEE F. DEWARD
1237 S. ARLINGTON HTS RD.
ARLINGTON HEIGHTS, IL
60005

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC254919LP

For APN/Parcel ID(s): 17-04-436-062-1029

PARCEL A:

UNIT 606 IN THE SE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 23, 24, 25 AND 26 IN BLOCK 8 IN DELAVAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; AND

PARCEL 2:

LOT 6 IN BLOCK 28 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, BEING IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; AND

PARCEL 3:

LOT 5 IN BLOCK 28 IN JOHNSTON ROBERTS AND STORR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. CONTAINING 5,467 SQ. FT. OR 0.13 ACRES MORE OR LESS;

WHICH SURVEY IS ATTACHED TO AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2016 AS DOCUMENT NO. 1633334030 AND AMENDED BY AMENDMENT NO. 1 RECORDED DECEMBER 5, 2016 AS DOCUMENT NO. 1634039041 AND FURTHER AMENDED BY AMENDMENT NO. 2 RECORDED APRIL 25, 2017 AS DOCUMENT NO. 1711515089, AND AS FURTHER AMENDED FROM TIME TO TIME,, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, AND 3 FOR THE PURPOSES OF A PORTION OF THE STRUCTURE BUILT ON THE EASEMENT PARCEL AND INGRESS AND EGRESS AS SET FORTH AN EASEMENT AGREEMENT DATED JUNE 20, 2016 AND RECORDED JUNE 20, 2016 AS DOCUMENT 1617245053.

PARCEL B:

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LEGAL DESCRIPTION

(continued)

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) P-27 AND P-2 AND STORAGE UNIT SL-606, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

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