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Doc#: 2417924233 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/27/2024 2:16 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

Burt C. Binenfeld
Rothman Law Group
53 W. Jackson Boulevard
Suite 1201
Chicago, IL 60604

Dec ID 20240601638044
City Stamp 0-235-291-440 City Tax \$0.00

WHEN RECORDED MAIL TO:

Burt C. Binenfeld
Rothman Law Group
53 W. Jackson Boulevard
Suite 1201
Chicago, IL 60604

SEND TAX NOTICES TO:

Mr. William A. Theisen & Mrs. Jennifer M. Theisen
13820 West Paddock Parkway
New Berlin, Wisconsin 53151

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED IN TRUST

THE GRANTOR, William Theisen, a married person, of the COUNTY OF WAUKESHA and STATE OF WISCONSIN, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto William A. Theisen and Jennifer M. Theisen, GRANTEES, of 13820 West Paddock Parkway, New Berlin, Wisconsin 53151, as Co-Trustees (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under the provisions of a trust dated the 26th day of April, 2024, and known as the William A. Theisen and Jennifer M. Theisen Joint Trust, the following described real estate in the COUNTY OF COOK and STATE OF ILLINOIS to wit:

UNIT 409 IN THE CLYBOURN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 4, BOTH INCLUSIVE, AND LOTS 25 TO 28, BOTH INCLUSIVE, IN BLOCK 5 IN SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27162456, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-32-406-015-1032

Address(es) of real estate: 1872 North Clybourn, Unit 409, Chicago, Illinois 60614

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 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 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 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 present or in futuro, and upon any terms and for any period or

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DEED IN TRUST (Continued)

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periods of time, not exceeding in the case of any single demise the terms 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, 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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or 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 instrument, (a) that at the time of 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 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 of 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 or 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 hereunto set his hand and seal this 17th day of June, 2024.

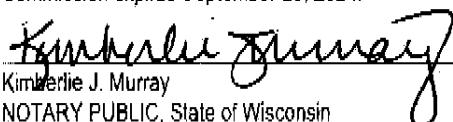
 (SEAL)
William Theisen

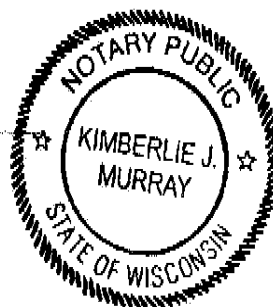
State of Wisconsin, County of Waukesha ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Theisen, 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, this 17th day of June, 2024.

Commission expires September 25, 2024.


Kimberlie J. Murray
NOTARY PUBLIC, State of Wisconsin



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DEED IN TRUST
(Continued)

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AFFIX "RIDERS" OR REVENUE STAMPS HERE BELOW

This conveyance of this property is exempt from the imposition of transfer tax in accordance with 35 ILCS 200/31-45(e)


Burt C. Binenfeld

June 25, 2024
Date

This instrument was prepared by: Burt C. Binenfeld c/o Rothman Law Group, 53 W. Jackson Boulevard, Suite 1201, Chicago, Illinois 60604

REAL ESTATE TRANSFER TAX	26-Jun-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-32-406-015-1032 | 20240601638044 | 312-235-291-440

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

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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: June 25, 2024

Signature: *[Handwritten Signature]*
Agent

SUBSCRIBED AND SWORN
to before me this 25th day
of June, 2024.

[Handwritten Signature]
NOTARY PUBLIC



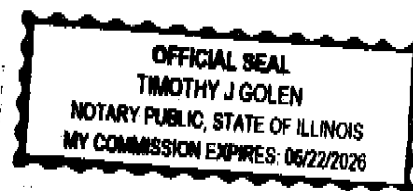
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to 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: June 25, 2024

Signature: *[Handwritten Signature]*
Agent

SUBSCRIBED AND SWORN
to before me this 25th day
of June, 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.