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2002-09-16 14:39:26

Cook County Recorder

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0021013581

DEED IN TRUST

The grantors JOSEPH KAPLAN AND MILDRED KAPLAN, husband and wife, of 2552 W. Touhy, Apt. 1 West, Chicago, IL 60645, County of Cook, State of Illinois, for and in consideration of Ten and 00/100's Dollars (\$10.00) in hand paid, convey and warrant to the Joseph Kaplan Revocable Trust Under Agreement dated September 3, 2002, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 1 WEST IN THE 2550-52 WEST TOUHY AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN THE SUBDIVISION OF THE SOUTH 233 FEET (MEASURED ALONG THE WEST LINE) OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID PREMISES THE EAST 50 FEET (MEASURED ALONG THE SOUTH LINE), WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2000 AS DOCUMENT NUMBER 00407582, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Address of Real Estate: 2552 W. Touhy, Apt. 1 West, Chicago, IL 60645
Permanent Index Number: 10-25-427-046-1003

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to general real estate taxes not due and payable as of the date hereof; building lines and building laws and ordinances, use or occupancy restrictions; usual and customary conditions and covenants of record; zoning laws which conform to the present usage of the premises; public and

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utility easements which serve the premises; and public roads and highways, if any,

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 or successors in trust all of the title, estate, powers and authorities thereof; to lease said property, or any part thereof, from time to time, in possession of reversion, by leases to commence in 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 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 hereof shall be conveyed, contracted to be sold, leased or mortgage 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 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 instrument, (a) that at the time of the delivery thereof the trust created by this deed and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this deed 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


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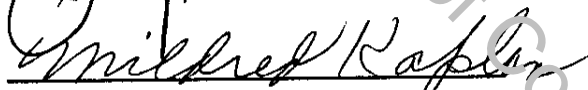
instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successors or successors in trust have been properly appointed and are fully vested with all the title , estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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 of 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.

Dated this 3rd day of September, 2002.




Joseph Kaplan



Mildred Kaplan

Exempt pursuant to 35 ILCS 200/31045(e), deeds where the actual consideration is less than \$100.00



Carol L. Gloor, Attorney at Law

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol L. Gloor, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Kaplan and Mildred Kaplan 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 the 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 3rd day of Sept., 2002.

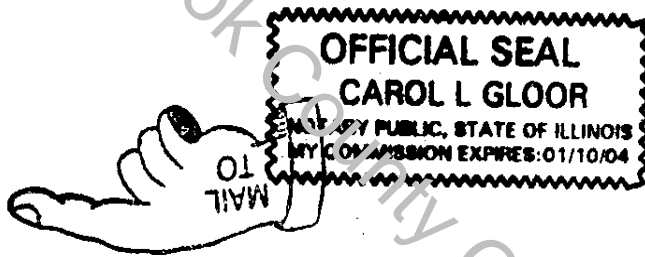
Carol L. Gloor

Notary Public
(SEAL)

My commission expires: Jan. 10, 2004

This instrument was prepared by:

Carol L. Gloor
Attorney at Law
6635 N. Glenwood, #3
Chicago, IL 60626



Send subsequent tax bills to:
Joseph Kaplan and Mildred Kaplan
2552 W. Touhy, Apt. 1 West
Chicago, IL 60645

kaplan deed in trust

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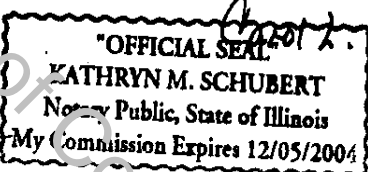
STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

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 September 6, 2002

Signature: Carol J. Gloor
Grantor or Agent

Subscribed and sworn to before me by the said this 6th day of September, 2002
Notary Public



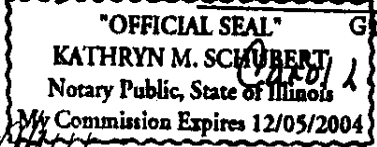
Kathryn M. Schubert

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 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 September 6, 2002

Signature: Carol J. Gloor
Grantee or Agent

Subscribed and sworn to before me by the said this 6th day of September, 2002
Notary Public



Carol J. Gloor, Agent for Grantee

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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS