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0912545137

EXECUTOR'S DEED (ILLINOIS)

Doc#: 0912545137 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2009 03:42 PM Pg: 1 of 6

Instrument Prepared By and Return Recorded Instrument to:

Philip J. Tortorech, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, IL 60661-3693

(The Above Space for Recorder's Use Only)

The Grantors, **Grace Zucker Rapkin and Helen Zucker Stolar, as Independent Co-Executors of the Estate of Bella Zucker, Deceased**, by virtue of letters testamentary issued to Grace Zucker Rapkin and Helen Zucker Stolar, as Independent Co-Executors, by the Circuit Court of Cook County, State of Illinois, Probate Division (see Exhibit A attached hereto and made a part hereof), and in exercise of the power of distribution granted to Independent Co-Executors in pursuance of every other power and authority them enabling, and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, hereby grant, sell and convey unto **Grantee, Grace Zucker Rapkin and Helen Zucker Stolar, not individually, but solely as Co-Trustees of the Bella Zucker Revocable Trust U/A/D 12/9/93**, (hereinafter referred to as "said trustee" regardless of the number of trustees), whose post office address is 45 Harvard Drive, Hartsdale, NY 10530, and unto all and every successor or successors in trust under said Revocable Trust, all of its right, title and interest in and to the following described real estate situated in the Village of Lincolnwood, County of Cook, in the State of Illinois, to wit:

UNIT 425 IN BARCLAY PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 1 IN GREENLEAF AVENUE ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION OF ALL OF BLOCK 5 AND THOSE PARTS OF BLOCKS 1, 3 AND 6 IN CLARK'S SUBDIVISION IN THE NORTH WEST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE 135.0 FEET EASTERLY OF (AT RIGHT ANGLES MEASUREMENT) THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BARCLAY PLACE CONDOMINIUM RECORDED DECEMBER 31, 1990 AS DOCUMENT NUMBER 90631414, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, PROJECTED UPWARD, HAVING A LOWER (BOTTOM) VERTICAL ELEVATION OF PLUS 616.00 (U.S.G.S) HAVING AN UPPER (TOP) VERTICAL ELEVATION OF PLUS 709.74 (U.S.G.S), ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**PARCEL 2:**

PERPETUAL EXCLUSIVE RIGHT TO USE PARKING SPACES 292 AND 293 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BARCLAY PLACE CONDOMINIUM RECORDED DECEMBER 31, 1990 AS DOCUMENT NUMBER 90631414, AND AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 10-34-102-026-1132

Address of Real Estate: 4545 West Touhy Avenue, Unit 425, Lincolnwood, Illinois 60646

I hereby declare this Deed represents a transaction exempt under the provisions of ¶E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law, and ¶E, §6 of the Cook County Real Property Transfer Tax Ordinance.

Dated: 3-21-09

Signed: 
Philip J. Tokorich, Attorney

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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 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 or

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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 Grantors 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 Grantors aforesaid have hereunto set their hands on the date indicated.

Dated: 3/20, 2009

Grace Zucker Rapkin
Grace Zucker Rapkin, Independent Co-Executor
of the Estate of Bella Zucker, Deceased

Dated: _____, 2009

Helen Zucker Stolar, Independent Co-Executor
of the Estate of Bella Zucker, Deceased

State of New York)
County of Westchester) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Grace Zucker Rapkin**, as Independent Co-Executor, 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 she signed, sealed and delivered the said instrument as her free and voluntary act as such Co-Executor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 20 day of March, 2009.

[Seal]

Virginia S. Breese
NOTARY PUBLIC

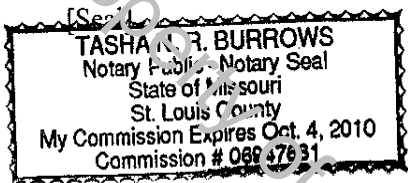
VIRGINIA S. BREESE
Notary Public, State of New York
Qualified in Westchester County
No. 01BR6139142
My Commission Expires 01-03-2010

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State of Missouri)
) SS
County of St. Louis)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Helen Zucker Stolar**, as Independent Co-Executor, 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 as such Co-Executor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 18 day of March, 2009.



Tasha R Burrows
NOTARY PUBLIC

MAIL TAX STATEMENTS TO: Grace Zucker Rapkin, 45 Harvard Drive, Hartsdale, NY 10530

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

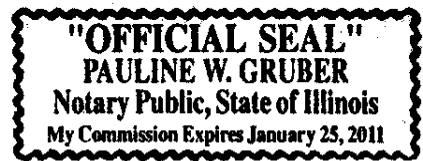
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 20, 2009

By: Philip J. Tortorich
Philip J. Tortorich, Agent

Subscribed and sworn to before me by the said _____ this 20 day of March, 2009.

Notary Public _____



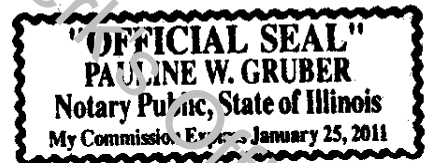
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to 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: March 20, 2009

By: Philip J. Tortorich
Philip J. Tortorich, Agent

Subscribed and sworn to before me by the said _____ this 20 day of March, 2009.

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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions Section 4 of the Illinois Real Estate Transfer Tax Act]