



Doc#: 1126656027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/23/2011 03:04 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

The GRANTOR(S), **RICHARD GORDON KATZ** and **JUDITH KATZ**, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, Convey and WARRANT unto

JUDITH KATZ, of 3453 Arthur Avenue, Lincolnwood, IL 60712, as Trustee under Trust Agreement dated August 2, 1999, and any amendments thereto and known as the JUDITH KATZ TRUST AGREEMENT and unto all and every successor or successors in trust under said trust agreement, a one – half (1/2) interest and to RICHARD GORDON KATZ, of 3453 Arthur Avenue, Lincolnwood, IL 60712, as Trustee under Trust Agreement dated August 2, 1999, and any amendments thereto and known as the RICHARD GORDON KATZ TRUST AGREEMENT and unto all and every successor or successors in trust under said trust agreement, a one – half (1/2) interest

all of our interest in the real estate in the County of Cook, State of Illinois, to wit:

LOT SEVENTY – TWO (72) IN EDGAR S. OWENS LINCOLN AND DEVON AVENUE SUBDIVISION OF BLOCK FOUR (4) IN ENDERS AND MUNO'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY – FIVE (35), TOWNSHIP FORTY – ONE (41) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3453 Arthur Avenue, Lincolnwood, Illinois 60712

P.I.N.(s): 10-35-420-015-0000 and 10-35-420-016-0000

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 agreements 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 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 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

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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 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.

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.

In Witness Whereof, the Grantor(s) aforesaid have hereunto set their hand and seal this 23rd day of AUGUST, 2011.

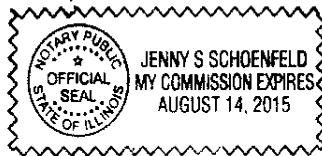
Richard Gordon Katz
RICHARD GORDON KATZ

Judith Katz
JUDITH KATZ

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 **RICHARD GORDON KATZ** and **JUDITH KATZ**, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal 8/23, 2011.



Jenny S. Schoenfeld
Notary Public

No revenue stamps required. No taxable consideration. Exempt under Illinois Real Estate Transfer Tax Act, Section 4, Paragraph (e)

By [Signature]

Tax Bills to:
Judith Katz, Trustee
Richard Gordon Katz, Trustee
3452 Arthur Avenue
Lincolnwood, Illinois 60712

This document prepared by and mail to:
Lois R. Solomon
400 Skokie Blvd., Ste. 850
Northbrook, IL 60062

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STATEMENT BY GRANTOR AND GRANTEE

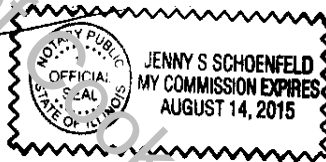
The grantor or grantor's agent affirms that, to the best of grantor's knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is that of either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: August 23, 2011

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me on August 23, 2011

[Handwritten Signature]
NOTARY PUBLIC



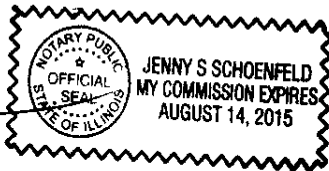
The grantee or grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is that of either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 23, 2011

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me on August 23, 2011

[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.

(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.)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

ATTACH TO ALL EXEMPT DEEDS

Village of Lincolnwood
Attention: Water Billing Division
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name Richard Gordon Katz & Judith Katz

Mailing Address: 3453 Arthur Avenue
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: Lois R. Solomon

Telephone No.: 847-504-1472

Property Address: 3453 Arthur Avenue
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-420-015-0000

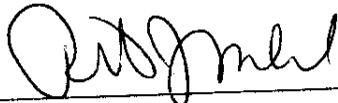
Water Account Number: 006871-000


Date of Issuance: 9/19/2011

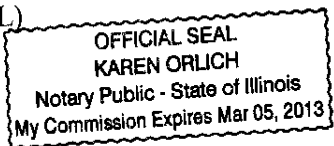
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 9/19/2011, by Karen Orlich.

By: 
Robert J. Merkel
Finance Director


(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.