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Doc#: 1328815058 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/15/2013 01:36 PM Pg: 1 of 4

QUIT CLAIM DEED IN TRUST

THE GRANTOR, **Aaron Ponitch**, a single man, of the County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEYS AND QUIT CLAIMS, to **Aaron Ponitch**, not individually, but as Trustee under the **Aaron Ponitch Revocable Living Trust UAD 5/25/2006, as amended**, as Grantee, (hereinafter referred to as "said trustee", regardless of the number of trustees), of 4735 Grove Street, Unit 204, Skokie, Illinois 60076, and unto all and every successor or successors in trust under said trust agreement, 100% of the Grantor's interest in the following described real estate located in Cook County, State of Illinois, to wit:

Unit No. 204 as delineated on survey of lots 22, 23 and 24 in Block 3 in second addition to Bronx, being a subdivision of part of the South West $\frac{1}{4}$ of Section 15, Township 41 North, Range 13, East of the third, principal meridian, which survey is attached as exhibit A to Declaration made by Chicago Title and Trust Company, as Trustee, under Trust No. 47010, recorded in the office of Recorder of Deeds of Cook County, Illinois, as document 19543010, together with an undivided 8.1 per cent interest in said lot 22, 23 and 24 (excepting from said lots 22, 23 and 24 all the land, property and space known as 101 to 104, both inclusive, 201 to 204, both inclusive, and 301 to 304, both inclusive, as said units are delineated on said survey) all in Cook County, Illinois.

Property Index Number: 10-15-316-040-1008

Commonly known as: 4735 Grove Street, Unit 204, Skokie, Illinois 60076

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 and set forth herein.

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

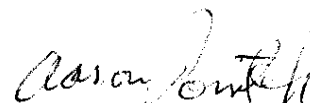
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successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, 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 thereof, 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 or trustees 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 the 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 said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained 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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned has hereunto set his hands and seals this 3rd day of October, 2013.




Aaron Ponitch

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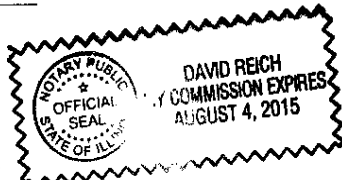
STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Aaron Ponitch**, a single man, 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 3rd day of October, 2013.



Notary Public
My commission expires:



This instrument was prepared by and after recording should be mailed to:

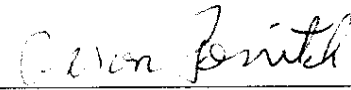
Send subsequent tax bills to:

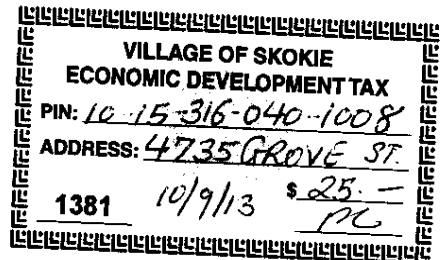
David L. Reich, Esq.
Lawrence, Kamin, Saunders & Uhlenhop
300 South Wacker Drive, Suite 500
Chicago, Illinois 60606

Aaron Ponitch, Trustee
4735 Grove Street, Unit 204
Skokie, IL 60076

Exempt under provisions of Paragraph "E" Section 31- 45 Real Estate Transfer Tax Law.

Dated: October 3, 2013





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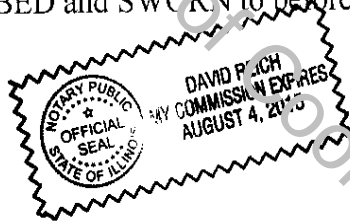
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm(s) that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: 3 day of October, 2013

By: Raymond W. Davis
Grantor or Agent

SUBSCRIBED and SWORN to before me this 3rd day of October, 2013.



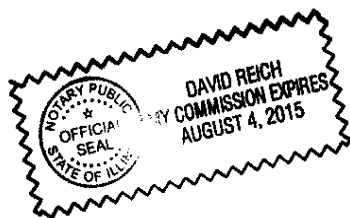
David Reich
NOTARY PUBLIC
My commission expires: _____

The grantee 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.

Date: 3 day of October, 2013

By: Raymond W. Davis
Grantee or Agent

SUBSCRIBED and SWORN to before me this 3rd day of October, 2013.



David Reich
NOTARY PUBLIC
My commission expires: _____

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 of Section 5 of the Illinois Real Estate Transfer Act.]