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Doc#: 1329815070 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2013 01:12 PM Pg: 1 of 4

DEED IN TRUST ILLINOIS

Prepared by and return to:
Richard Rappold
20 S. Clark St.
Suite 2600
Chicago, IL 60603

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THE GRANTORS, Wolf Meisels and Rachel Meisels of Valley Village, California for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to Wolf Meisels and Rachel Meisels, not individually but solely as Trustees under the provisions of a trust agreement dated June 11, 2009, and known as The Wolf and Rachel Meisels Living Trust (referred to as "trustee"), and to all and every successor or successors in trust under said trust agreement, their undivided 82% interest in the following described Real Estate situated in the County of Cook in the State of Illinois:

See attached Legal Description

Permanent Real Estate Index Numbers: 13-30-324-024-0000
13-30-324-025-0000
13-30-324-026-0000

Address of Real Estate: 7180 Grand Avenue, Chicago, IL 60707

TO HAVE AND TO HOLD 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 is 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, 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, power 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 presently or in the future, and upon any terms and for any period 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 at any time or times; 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 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.

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

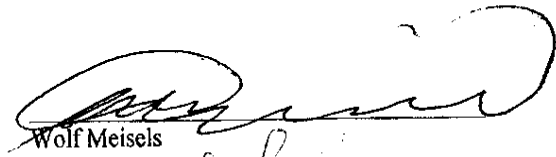

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of the delivery thereof the trust created by this Deed in Trust and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereafter; (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 their predecessor in trust.

The interest of each and every beneficiary of the trust 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 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.

Grantor 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.

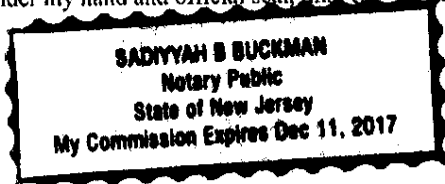
The grantors have executed the deed this 5th day of October, 2013.



Wolf Meisels

Rachel Meisels

~~State of California~~
^{New Jersey} State of California, County of DeLeon

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Wolf Meisels and Rachel Meisels 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 and delivered this 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 5th day of October, 2013.




Notary Public

Send Subsequent Tax Bills To:

City of Chicago
Dept. of Finance
654823



Real Estate
Transfer
Stamp
\$0.00

10/25/2013 13:00
dr00193

Batch 7,236,346

EXEMPT UNDER REAL ESTATE TRANSFER
TAX ACT SECTION 4, PARAGRAPH E.

October 6, 2013
Dated


Seller or Seller's Agent

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LEGAL DESCRIPTION

For the premises commonly known as: 7180 Grand Avenue
Chicago, Illinois 60707

Legal Description:

PARCEL 1:

LOTS 21, 22, 23 AND 24 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 25, 26, 27 AND 28 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

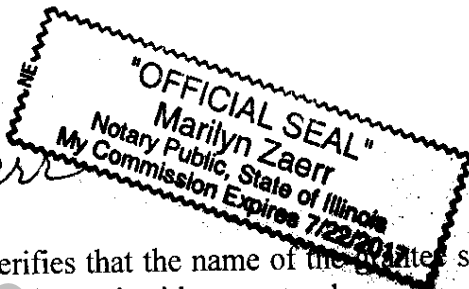
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 October 6, 2013

Signature: *Richard Raymond, atty*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor's Agent this 6th day of October, 2013.

Notary Public *Marilyn Zaerr*



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 October 6, 2013

Signature: *Richard Raymond, atty*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee's Agent this 6th day of October, 2013.

Notary Public *Marilyn Zaerr*



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.)