

UNOFFICIAL COPY



DEED IN TRUST

THE GRANTOR(S)

Richard D. Edler and Patricia Edler,
Husband and Wife, as Tenancy by
the Entirety

Doc#: 1409450038 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2014 09:38 AM Pg: 1 of 5

2150 Bouterse, Unit 202
Park Ridge, IL 60068

of the County of Cook and the State of Illinois, in consideration of the sum of Ten and no/100's Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims a 50% undivided interest to Richard Edler as Trustee, under the terms and provisions of a certain Trust Agreement dated the 22nd day of January, 2014, as amended from time to time, and designated as the Richard Edler Trust and a 50% undivided interest to Patricia Edler, as Trustee under the term and provisions of a certain Trust Agreement dated the 22nd day of January, 2014, as amended from time to time and designated as the Patricia Edler Trust, and to any and all successors as Trustees appointed under said Trust Agreements, or who may be legally appointed as to the below described real estate. The interest of Richard Edler and Patricia Edler under said Trusts to the below described real estate are to be held as Tenants by the Entirety.

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

Permanent Real Estate Index Number: 09-27-200-053-1047

Address of Real Estate: 2150 Bouterse, Unit 202, Park Ridge, Illinois 60068

Transfer Exempt Under Provisions of Section 4, Paragraph (e) Illinois Real Estate Transfer Tax Act.

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers:
(a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from

UNOFFICIAL COPY

time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all rights and benefits under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 17 day of MARCH, 2014



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 34334

Richard Edler (SEAL)
Richard Edler

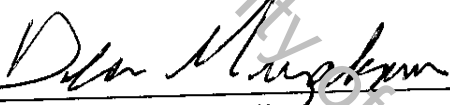
Patricia Edler (SEAL)
Patricia Edler

UNOFFICIAL COPY

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 Edler and Patricia Edler, Husband and Wife, as Joint Tenants, 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 17 day of March, 2014.



Notary Public



Commission expires:

This instrument was prepared by: Nicole Conatser, Esq., 6306 N. Cicero Ave., Chicago, IL 60646

Mail to:

Nicole Conatser, Esq.
6306 N. Cicero Ave.
Chicago, IL 60646

Name & Address of Taxpayer:

Richard & Patricia Edler
2150 Bouterse, Unit 202
Park Ridge, IL 60068

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1: Unit no. 2150-202C in the Gallery of Park Ridge Condominium as delineated on a survey of the following described real estate: Lot 2 in Oakton School Resubdivision, being a resubdivision of various lots, parcels and vacated alleys in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, a survey of which is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 3282248 and amended as Document Number 93552560, together with its undivided interest in the common elements.

PARCEL 2: The exclusive use of Parking Space Number 71, a common element, as delineated and defined in Declaration registered as Document LR3282248, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 17, 2014

Signature: *Fabrice Edlee*
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 17th, day of March, 2014
Notary Public Dean Miyakawa



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 title to real estate under the laws of the State of Illinois.

Date MARCH 17, 2014

Signature: *Fabrice Edlee*
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 17th, day of March, 2014
Notary Public Dean Miyakawa



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 4 of the Illinois Real Estate Transfer Tax Act.)