

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSTH, that the Grantors **ALAN I. GERSTEIN, and PAULINE M. NOZNICK, husband and wife**, of the County of Cook and State of Illinois, for and in consideration of TEN (\$10.00) AND 00/100 DOLLARS in hand paid, convey(s) and warrant(s) unto:

ALAN I. GERSTEIN and PAULINE M. NOZNICK, Trustees of the ALAN I. GERSTEIN and PAULINE M. NOZNICK Living Trust dated November 4, 2014, and any amendments thereto,

whose address is **1777 Elmwood Ave., Wilmette, Illinois 60091**,

and who are **husband and wife**, as trustees under the provisions of trust agreements of ALAN I. GERSTEIN and PAULINE M. NOZNICK are grantors and beneficiaries, said beneficial interests to be held as **tenants by the entirety**, the following described homestead property in the County of Cook and State of Illinois, to wit:

LOTS 17 AND 18 IN BLOCK 4 IN E.T. PAULS ADDITION TO WILMETTE, A SUBDIVISION OF THE WEST 1053.3 FEET OF THE SOUTH ½ OF THE SOUTH EAST ¼ (EXCEPT THE SOUTH 6-34/100 CHAINS AND PORTION LYING EAST OF RAILROAD) OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record

Permanent Index Number: 05-28-413-001-0000 and 05-28-413-002-0000

Property Address: 1777 Elmwood Ave., Wilmette, Illinois 60091.

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. The primary beneficiaries of the grantee trusts, who are husband and wife, agree that the beneficial interests in the property are held as tenants by the entirety notwithstanding that, upon the death of either, the survivor does not retain the entire estate.

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 and 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 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.



Doc#: 1432450042 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 11/20/2014 09:04 AM Pg: 1 of 3

(The above space for Recorder's Use Only)

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In no other 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, 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 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(s) hereby expressly waive(s) and release(s) 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 hereunto set their hands this 4th day of November 2014.

Alan Gerstein
ALAN I. GERSTEIN

Pauline M. Noznick
PAULINE M. NOZNICK

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 **ALAN I. GERSTEIN and PAULINE M. NOZNICK, husband and wife**, 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 the homestead. Given under my hand and notarial seal on November 4, 2014.



Amanda McCarthy
(Notary Public)

Exemption statement: Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

Gregory P. Turza
Signature

11-4-14
Date

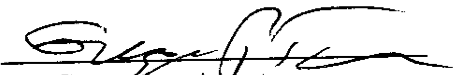
Preparer/ Mail Recorded Documents to: Gregory P. Turza, 626 Busse Hwy. Park Ridge, IL 60068
Mail Tax Bill to: ALAN I. GERSTEIN and PAULINE M. NOZNICK
1777 Elmwood Ave., Wilmette, Illinois 60091

Village of Wilmette
Real Estate Transfer Tax
Exempt - 10902
EXEMPT
NOV 13 2014
Issue Date

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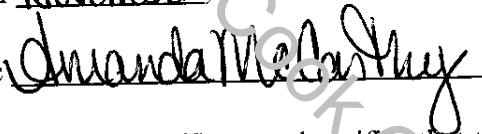
STATEMENT BY GRANTOR AND GRANTEE

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.

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Gregory P. Turza
on 4 day of November, 2014.



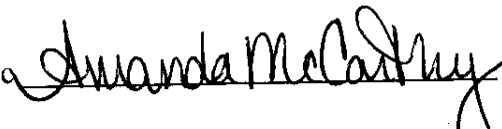
Notary Public 

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.

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Gregory P. Turza
on 4 day of November, 2014.



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.)