

# UNOFFICIAL COPY



## DEED IN TRUST

Doc#: 1433956085 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/05/2014 10:01 AM Pg: 1 of 4

**THE GRANTOR, DANIEL J. PEPSNIK, SR.,** of Cook County, and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **QUIT CLAIMS** to **DANIEL J. PEPSNIK, SR.,** as Trustee of the **DANIEL J. PEPSNIK, SR., REVOCABLE TRUST DATED NOVEMBER 25, 2014,** and to any and all successor trustees appointed under such trust, the entire undivided interest in the following described real estate:

PERMANENT INDEX NO.: 02-14-100-089-1066, 02-14-100-089-1335 and 02-14-100-089-1336

Commonly known as: One Renaissance Place, #400, Palatine, IL 60067.

### Legal Description:

PARCEL I: UNIT NUMBER 400, UNIT GAR-53, UNIT CAR-54 AND PARKING SPACE NUMBER P-400, IN THE RENAISSANCE TOWERS CONDOMINIUM, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 20 AND 21 IN RENAISSANCE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM DATED MARCH 30, 1982 AND RECORDED APRIL 1, 1982 AS DOCUMENT NUMBER 26190230, AND AS MAY BE AMENDED FROM TIME TO TIME, MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AN ILLINOIS CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JULY 17, 1979 AND KNOWN AS TRUST NUMBER 4070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL II: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL I AS CREATED BY THE PLAT OF RENAISSANCE SUBDIVISION RECORDED JANUARY 6, 1975 AS DOCUMENT NUMBER 22955436, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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This transaction is exempt pursuant to the provisions of the Real Estate Transfer Tax Act 35 ILCS 200/31-45, Subsection (e).



Gene A. Eich

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

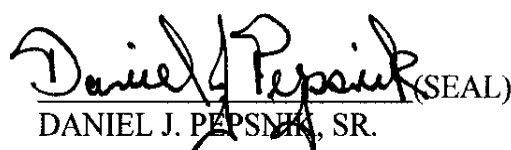
1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and 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, streets, 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 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 complied with, or to inquire 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 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 into 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 person 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.

DATED this 25<sup>th</sup> day of November, 2014



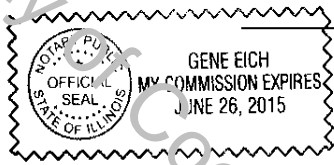
DANIEL J. PEPSNIK, SR. (SEAL)

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State of Illinois )  
 ) SS  
County of Lake )

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DOES HEREBY CERTIFY that **DANIEL J. PEPSNIK, SR.**, is 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 25<sup>th</sup> day of November, 2014.



*Gene Eich*  
NOTARY PUBLIC

**PREPARED BY AND MAIL TO:**  
Gene A. Eich.  
6032 N. Lincoln Ave.  
Morton Grove, Illinois 60053  
(847) 965-4440


**SEND SUBSEQUENT TAX BILLS TO:**  
Daniel J. Pepsnik, Sr.  
1200 W. Northwest Highway, Unit 111  
Mount Prospect, IL 60056

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## Statement by Grantor and Grantee


The Grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 4, 2014

  
\_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor,  
this 4<sup>th</sup> day of December, 2014



  
\_\_\_\_\_  
Notary Public


The Grantee or his/her 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: December 4, 2014

  
\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantor,  
this 4<sup>th</sup> day of December, 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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.