JNOFFICIAL COPY

INDENTURE. this THIS day of April, 2015 between Ruth Weiss and Eugene Weiss as Co-Trustees of the Ruth Weiss Revocable Trust, dated October 26, 2001, grantor grantee, WITNESSETH, That grantor, in consideration of the sum of Ten Dollars and 00/100

*Chicago Title Land Trust Company, a Corporation of Illinois whose address is 10 S. LaSalle St., \$2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated April 2015 and known as trust number 8002367849.



1516001041 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/09/2015 11:13 AM Pg: 1 of 3

Dollars, receipt whereof is hereby acknowledged, and in oursuance of the power and authority vested in the grantors as said trustees and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto the grantees, in fee simple, the following described real estate situated in the County of Lake and the State of Illinois, to wit:

"SEE LEGAL DESCRIPT ON ATTACHED"

together with the tenements, hereditaments and appurtenances thercup to belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 04-02-100-022-1082 Address(es) of real estate: 1175 Lake Cook Road, Unit 505W, Northbrook, Illinoir 60612

IN WITNESS WHEREOF, the granter, as trustee as aforesaid, does hereunto set his hand and seal the day and year first above written.

(SEAL)

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 Ruth Weiss and Eugene Weiss as Co-Trustees of the Ruth Weiss Revocable Trust, dated October 26, 2001 are personally known to me to be the same persons, and acknowledged that they signed sealed and delivered the said instrument as their free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this A

Commission expires

Notary Public

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, IL 60712

Mail to: Henry B. Samuels 491 Laurel Ave. Highland Park, IL 60035 Send Subsequent Tax Bills to: James Pielet 1175 Lake Cook Road, Unit 505W Northbrook, Illinois 60062

OFFICIAL SEAL Karen Murawski Notary Public - State of Illinois My Commission Expires Nov 3, 2018

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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 real estate, 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 real safety or any part thereof, and to deal with said real estate 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 lere after.

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, trust deed, mortgage lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any staid 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 with full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained with this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 art fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This Conveyance is made upon the express understanding and condition that neither RUTH WEISS and EUGENE WEISS as Co-Trustees of the Ruth Weiss Revocable Trust dated October 26, 20 11, individually or as Trustee are its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision of this Deed or said Trust Agreement or any are diment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly warred and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said RUTH WEISS and EUGENE WEISS as Co-Trustees of the Ruth Weiss Revocable Trust dated October 26, 2011, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

REAL ESTATE TRANSFER TAX			04-Jun-2015
		COUNTY:	105.00
		ILLINOIS:	210.00
		TOTAL:	315.00
04-02-10	0-022-1082 2	0150401677808	1.064.750.056

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LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 505-"W" IN NORTHBROOK COUNTRY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE PARCEL OF REAL ESTATE DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 14.976 ACRES THEREOF AND NORTH OF THE SOUTH 15 ACRES OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2 LYING WEST OF THE EAST 14.97 ACRES THEREOF

WHICH SURVEY IS A TACHED AS EXHIBIT "A" TO CONDOMINIUM DECLARATION RECORDED WITH THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 25054981, AND AS AMENDED FROM TIME TO TIME, TOCETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RICHI TO THE USE OF PARKING SPACE 37, A LIMITED COMMON ELEMENT, AS DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 04 COUNTY 25054981, AFORESAID.

rpc.
-/C/T/SO/F/CO ADDRESS: 1175 Lake Cook Road, Unit 505W, Northbrook, IL 60062

P.I.N.: 04-02-100-022-1082