

# UNOFFICIAL COPY



1532413039

## DEED IN TRUST (ILLINOIS)

Doc#: 1532413039 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/20/2015 11:09 AM Pg: 1 of 6

**THE GRANTORS**, Steven Schneider and Jaime Schneider, husband and wife, of 2109 W. Fletcher, Chicago, Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Warrant unto

Steven D. Schneider  
2109 W. Fletcher  
Chicago, Illinois 60618

not individually, but as Trustee under the provisions of a trust agreement known as the Steven D. Schneider Trust dated October 9, 2007, and unto all and every successor or successors in trust under said trust agreement, as amended from time to time, AND

Jaime E. Schneider  
2109 W. Fletcher  
Chicago, Illinois 60618

not individually, but as Trustee under the provisions of a trust agreement known as the Jaime E. Schneider Trust dated October 9, 2007, and unto all and every successor or successors in trust under said trust agreement, as amended from time to time, **as Tenants by the Entirety**, all Grantors' interest in the following described real property in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Date

11/12/15

Agent

*Handwritten signature*

*Handwritten initials*

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Permanent Real Estate Index Number(s): 14-30-105-020-0000  
Address(es) of real estate: 2109 W. Fletcher, Chicago, Illinois 60618

**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.

Full power and authority are 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 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 in 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 99 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 time 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.

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 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 containing 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

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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 Grantors hereby expressly waive and release 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 homestead from sale on execution or otherwise.

**IN WITNESS WHEREOF**, the Grantors aforesaid have hereunto set their hands and seals as of this 12 day of NOVEMBER, 2015.

\_\_\_\_\_  
STEVEN SCHNEIDER

\_\_\_\_\_  
JAIME SCHNEIDER

This instrument was prepared by:

Kristin G. Bagull  
Arnstein & Lehr LLP,  
120 S. Riverside Plaza, Suite 1200  
Chicago, Illinois 60606  
(312) 876-7100

MAIL TO:

Kristin G. Bagull  
Arnstein & Lehr LLP  
120 S. Riverside Plaza  
Suite 1200  
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Steven Schneider, Trustee  
2109 West Fletcher  
Chicago, Illinois 60618

City of Chicago  
Dept. of Finance  
697683



Real Estate  
Transfer  
Stamp

11/20/2015 11:00

\$0.00

32499

Batch 10,840,742

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## EXHIBIT "A"

### Legal Description

LOT 52 IN SUPERIOR COURT PARTITION OF SUBDIVISION OF THE WEST ½ OF  
OUTLOT 17 IN SNOW ESTATES SUBDIVISION IN SECTION 30, TOWNSHIP 40  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS

PIN: 14-30-105-020-000

COMMON ADDRESS: 2109 West Fletcher, Chicago, Illinois 60618

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STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven Schneider, 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 12 day of NOV, 2015.

My Commission expires: 10/20/18



Patricia A. Lawrence  
NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

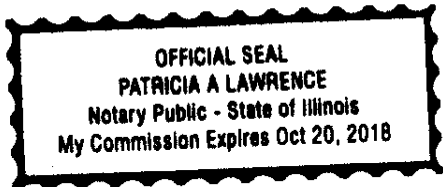
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jaime Schneider, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 12 day of NOV, 2015.

My Commission expires: 10/20/18

IMPRESS  
SEAL  
HERE

Patricia A. Lawrence  
NOTARY PUBLIC



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## STATEMENT BY GRANTOR AND GRANTEE

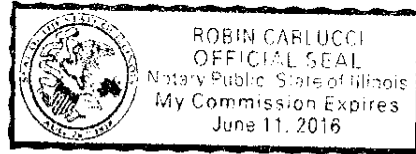
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: Nov. 19, 2015

Signature *Sarah Pyszczak*  
Grantor's Agent

Subscribed and sworn to before me by the said Agent this 19<sup>th</sup> day of November, 2015.

Notary Public *Robin Carlucci*



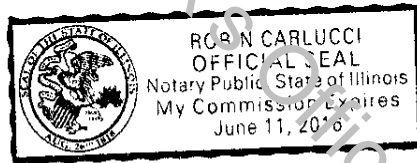
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Nov. 19, 2015

Signature *Sarah Pyszczak*  
Grantee's Agent

Subscribed and sworn to before me by the said Agent this 19<sup>th</sup> day of November, 2015.

Notary Public *Robin Carlucci*



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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)