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Doc#: 1534250002 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2015 08:45 AM Pg: 1 of 4

(The Above Space For Recorder's Use Only)

WARRANTY DEED IN TRUST

THE GRANTOR, **MYRA BAUER**, married to **JOEL BAUER**, of the Village of Skokie, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, receipt whereof is hereby acknowledged, **CONVEYS** and **WARRANTS** to **MYRA BAUER**, as Trustee under Declaration of Trust of Myra Bauer dated November 10, 2015, of 4624 Elm Terrace, Skokie, Illinois 60076 and unto all and every successor in trust under said agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit 209 in Barcelona Apartment Homes Building No. 1 Condominium as delineated on survey of the following described real estate:

That part of lots 34 to 38 both inclusive, lots 35 to 60 both inclusive, that part of Vacated Lacrosse Avenue all lying South of a line 410.08 feet South of and parallel with the South line of Golf Road (Simpson Street) also the vacated North and South alley (except the North 269.08 feet thereof) lying west of and adjoining lots 47 through 59 both inclusive all in Talman And Thiele's Cicero Avenue Simpson Street Subdivision of the North 40 rods of the East 33 rods of the Northeast 1/4 of Section 16, Township 41 North, Range 13 East of The Third Principal Meridian.

Which survey is attached as Exhibit 'A' to Declaration Of Condominium made by LaSalle National Bank, a national banking association, as trustee under trust agreement dated August 7, 1968 known as Trust Number 38391 filed in The Office Of The Registrar Of Deeds Of Cook County, Illinois as document no. 2510214 together with an undivided percentage interest in the common elements all in Cook County, Illinois.

Parcel 2:

A perpetual, exclusive easement for parking purposes in and to parking area as defined and set forth in said declaration of condominium and survey.

These premises are not the homestead of either Myra Bauer or Joel Bauer.

Subject to: the lien of taxes for the year 2014 and thereafter; any mortgage securing an obligation for which the grantor is liable; covenants, conditions and restrictions of record; and private, public and utility easements,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

Permanent Real Estate Index Number: 10-16-205-026-1023

Address of Real Estate: 4840 Foster Street, Unit 209, Skokie, Illinois 60077

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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.

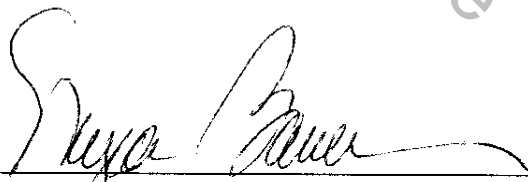
Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired; to contract to 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 directly to a trust grantee or to a successor or successors in trust and to grant 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 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 198 years, and to renew or extend leases upon any terms in 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 estate 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 hereafter.

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, 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 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, if any, 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.

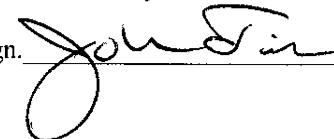
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal 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.

DATED this 10 day of November, 2015

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	<u>10-16-205-026-1023</u>
ADDRESS:	<u>4840 FOSTER</u>
5583	<u>11/30/15</u> <u>25</u>


MYRA BAUER

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Sub Par. e & Cook County Ord. 93-0-27 Par. e

Date 11-10-15 Sign. 

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MYRA BAUER**, married to **JOEL BAUER**, 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, if any.

Given under my hand and official seal, this 10 day of November, 2015

Commission expires _____



Laura M. Bertram

NOTARY PUBLIC

This instrument was prepared by John E. Fish, 1751 Lake Cook Road, Suite 400, Deerfield, Illinois 60015.
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

John E. Fish
MAIL TO: 1751 Lake Cook Road, Suite 400
Deerfield, Illinois 60015

MYRA BAUER, Trustee
4524 Elm Terrace
Skokie, Illinois 60076

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's 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: 12-4, 2015 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me on December 4, 2015.

[Signature]
NOTARY PUBLIC



The grantee or grantee's 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: 12-4, 2015. Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me on December 4, 2015.

[Signature]
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.)