

# UNOFFICIAL COPY



Doc#: 1617955085 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/27/2016 02:38 PM Pg: 1 of 5

## DEED IN TRUST (ILLINOIS)

### THE GRANTORS:

Michael McGarry  
and Kimberly McGarry,  
husband and wife

GREATER METROPOLITAN TITLE, LLC  
175 E. HAWTHORN PARKWAY, SUITE 135  
VERNON HILLS, IL 60061

FILE # 16-0477

Above space for Recorder's Office Only

of the Village of Northbrook, County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and WARRANTS to Brad Schneider, as Trustee of the Brad Schneider Living Trust dated May 18, 2006 <sup>As Amended</sup> ~~as to an undivided one-half (1/2) interest~~ and Allison Schneider, as Trustee of the Allison Schneider Living Trust dated May 18, 2006 <sup>Amended</sup> ~~as to the remaining undivided one-half (1/2) interest~~ of the Village of Northbrook, County of Cook and the State of Illinois and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate located in Cook County, Illinois:

See copy of legal description attached hereto and incorporated herein.

*NOT TENANTS IN COMMON AND NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY.*

Permanent Real Estate Index Number: 04-16-216-011-0000

Address of real estate: 2205 Woodlawn, Northbrook, Illinois 60062

Subject to: General real estate taxes for the year 2015 and subsequent years, covenants; conditions; easements; and restrictions of record.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust 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

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County \_\_\_\_\_ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 12 day of JUNE, 20    

**REAL ESTATE TRANSFER TAX**

16-Jun-2016

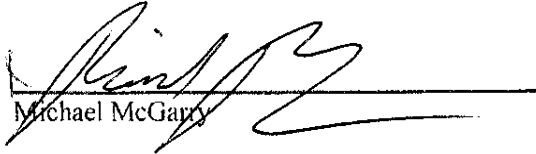


COUNTY:	707.75
ILLINOIS:	1,415.50
<b>TOTAL:</b>	<b>2,123.25</b>

04-16-216-011-0000

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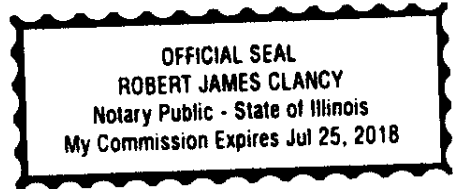
  
Michael McGarry

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Michael McGarry, married to Kimberly McGarry personally known to me to be the same person(s) whose name(s) 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 12th day of JUNE, 2016.

Commission expires JULY 25, 2018

  
NOTARY PUBLIC



Property of Cook County Clerk's Office

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Kimberly McGarry  
Kimberly McGarry

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Kimberly McGarry, married to Michael McGarry personally known to me to be the same person(s) whose name(s) 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 waive of the right of homestead.

Given under my hand and official seal, this 12th day of JUNE, 2016.

Commission expires JULY 25 2018  
**OFFICIAL SEAL**  
**ROBERT JAMES CLANCY**  
Notary Public - State of Illinois  
My Commission Expires Jul 25, 2018

Robert James Clancy  
NOTARY PUBLIC

This instrument was prepared by: Rick L. Erickson, Attorney at Law, 716 Lee Street, Des Plaines, Illinois 60016

**MAIL TO:**

Mr. Phillip Rosenthal  
Attorney at Law  
3700 W. Devon, Suite E  
Lincolnwood, Illinois 60712  
10076-D

**SEND SUBSEQUENT TAX BILLS TO:**

Brad Schneider and Allison Schneider  
2205 Woodlawn  
Northbrook, Illinois 60062

Recorder's Office Box No. \_\_\_\_\_

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph E Section 4,  
Real Estate Transfer Act.

Date: \_\_\_\_\_

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LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:

Permanent Real Estate Index Number: 04-16-216-011-0000

Address of real estate: 2205 Woodlawn, Northbrook, Illinois 60062

LOT 2 IN BLOCK 5 IN NORTHBROOK PARK, A SUBDIVISION OF THE NORTH 1/2 OF LOTS 1 AND 2 AND THE NORTHEAST 1/4 OF LOT 3 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1946 AS DOCUMENT 13777492 AND RE-RECORDED JUNE 6, 1946 AS DOCUMENT NO. 13813735, IN COOK COUNTY, ILLINOIS.

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