

# UNOFFICIAL COPY

## DEED IN TRUST (Illinois)

THE GRANTOR, Stanley Hoffman, a single person, of the County of Cook and State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto: Stanley Hoffman, 1212 N. Lake Shore Drive Unit 6B-N, Chicago, Illinois as trustee of the Stanley Hoffman 1995 Trust (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement all of his interest in the following described real estate, in the County of Cook and State of Illinois, to wit:



Doc#: 1619634046 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2016 10:31 AM Pg: 1 of 4

Above Space for Recorder's Use Only

[LEGAL DESCRIPTION]  
See attached

Permanent Real Estate Index Number: 17-03-14-003-1008

Address of real estate: 1212 N. Lake Shore Drive Unit 6B-N, Chicago, Illinois 60610

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, street, 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 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 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 contained in

CCRD REVIEW

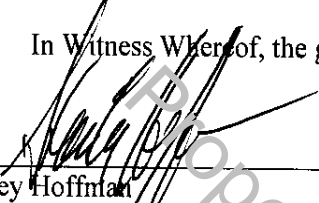
# UNOFFICIAL COPY

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 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, hers or their predecessors 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 grantor hereby expressly waives and releases 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 6th day of July, 2016.

  
\_\_\_\_\_  
Stanley Hoffman (SEAL)

State of Illinois, County of Cook ss.

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Stanley Hoffman 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 set forth, including the release and  
waiver of the right of homestead.

Given under my hand and official seal, this 6<sup>TH</sup> day of JULY, 2016.

Commission expires 12 DEC, 2019

NOTARY PUBLIC

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par 4(e)

Dated: 6 July 2016 Sign: 




This instrument was prepared by KANTOR APTER & ESPOSITO, LTD., 650 Dundee Road, Suite 160, Northbrook, Illinois 60062.



AFTER RECORDING, MAIL TO:

Myron Kantor  
Kantor Apter & Esposito, Ltd.  
650 Dundee Road, Suite 160  
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

Stanley Hoffman, Trustee  
1212 N. Lake Shore Drive Unit 6B-N  
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX	14-Jul-2016
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	14-Jul-2016
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

17-03-114-003-1008 | 20160701629961 | 1-541-840-192

17-03-114-003-1008 | 20160701629961 | 0-718-380-352

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

## EXHIBIT A

Unit 6B-N as delineated on survey of the following described Parcel of real estate (hereinafter referred to as 'Parcel')

Beginning for the same at the point where the West line of Lake Shore Drive (200 feet wide) intersects with the South line of Scott Street (66 feet wide) intersects with the South line of Scott Street (66 feet wide) and running thence along the West line of Lake Shore Drive South 192 feet 2 1/8th inches; thence North at an angle of 88 degrees 17 minutes West 122 feet 9 1/2 inches to the East line of Stone Street (66 feet wide) thence along the East line of Stone Street, North 192 feet 1 3/4ths inches, to the South line of Scott Street aforesaid, and thence along the South line of Scott Street East 117 feet 1 3/4ths inches to the point of beginning, being all of Lots numbered 1 and 2 in Lawrence and Symond's Subdivision of Lots 1 and 2 and the North 15 feet of Lot 3 in Block 8 in H. O. Stone's Subdivision of Astor's Addition to Chicago the South 25 feet of Lot 3 and all of Lot 4 and the North 32 feet of Lot 5 all in Block 8 in H. O. Stone's Subdivision of Astor's Addition to Chicago aforesaid and all land derived by way of accretion or otherwise lying East of the East lines of said Lots as originally subdivided and West of the West line of Lake Shore Drive as now established, all situated in the City of Chicago, Cook County, Illinois in Section 3, Township 39 North, Range 14, East of the Third Principal Meridian.

Which survey is attached as Exhibit 'A' to Declaration made by LaSalle National Bank, as Trustee under Trust number 36853 recorded in the Office of the Recorder of Cook County, Illinois as document 20892901 and amended from time to time together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units as defined and set forth in said Declaration and survey), in Cook County, Illinois.

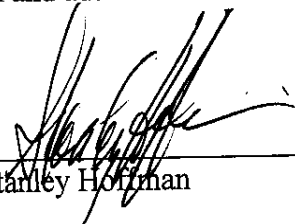
Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

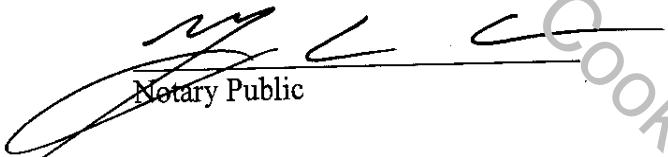
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 6, 2016

  
Stanley Hoffman

Subscribed and Sworn to before me

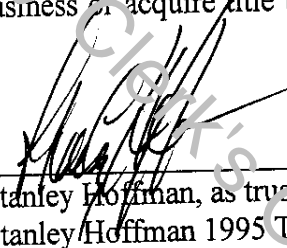
this 6<sup>TH</sup> day of July, 2016

  
Notary Public

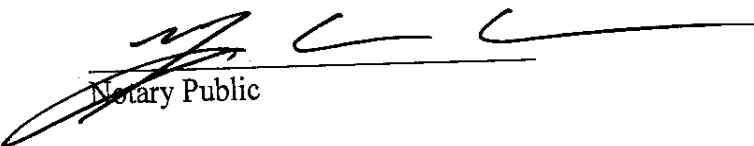


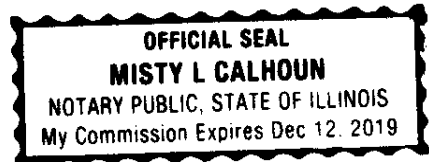
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: July 6, 2016

  
Stanley Hoffman, as trustee of the  
Stanley Hoffman 1995 Trust

Subscribed and Sworn to before me  
this 6<sup>TH</sup> day of July, 2016

  
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]