

# UNOFFICIAL COPY



## DEED IN TRUST

The Grantors,

RONALD B. FIELD a/k/a RONADL B. FIELD and  
RUTHANNE FIELD a/k/a RUTHANNE FILED, his  
wife,

of the County of Cook, State of Illinois

for good and valuable consideration in hand paid,

CONVEY and WARRANT unto the Grantee,

RUTHANNE FIELD, not individually, but solely as  
Trustee of the RUTHANNE FIELD REVOCABLE  
TRUST UNDER AGREEMENT DATED JULY 25,  
2008,

Grantee's Address: 7511 N Kolmar Ave, Skokie,  
Illinois 60076

Doc#: 1623715157 Fee: \$44.00

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

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/24/2016 01:57 PM Pg: 1 of 4


(hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor in trust under said trust agreements, the following described real estate in the County of Cook, State of Illinois:

LOTS 18 AND 19 IN HOWARD STREET "L" SUBDIVISION, OF LOT 1 (EXCEPT THE SOUTH 33 FEET OF THAT PART LYING EAST OF THE WEST 646.47 FEET THEREOF) IN SCHROEDER HEIRS' SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7511 N Kolmar Ave, Skokie, Illinois 60076

P.I.N.S.: 10-27-304-018-0000 and 10-27-304-019-0000

Exempt under provisions of Paragraph E, Section  
4, Real Estate Transfer Tax Act

  
Grantors' agent

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 agreements 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

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thereof; to lease said property, 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 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 trusts created by this Indenture and by said trust agreements were 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 agreements 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 or their predecessor in trust.

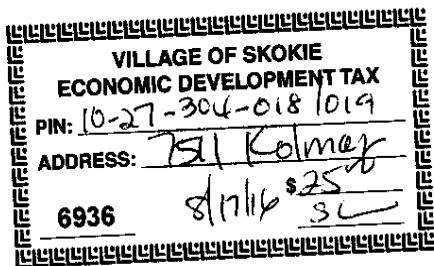
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 rights or benefits 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 grantors aforesaid have hereunto set their hands and seals this 14<sup>th</sup> day of August, 2016.

Ronald B Field (seal)  
Ronald B Field a/k/a Ronald B. Field

Ruthanne Field (seal)  
Ruthanne Field a/k/a Ruthanne Filed



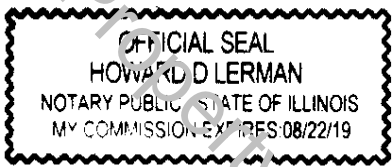
24-Aug-2016  
COUNTRY: ILLINOIS  
TOTAL: 0.00  
10-27-304-018-0000  
20160801648641 | 0-320-113-472  
REAL ESTATE TRANSFER TAX

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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 Ronald B Field a/k/a Ronadl B. Field and Ruthanne Field a/k/a Ruthanne Filed, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal this 15<sup>th</sup> day of August, 2016.



Howard D. Lerman  
Notary Public

Future Taxes to Grantee's Address

Ruthanne Field, Trustee  
7511 N Kolmar Ave  
Skokie, Illinois 60076

After Recording, Mail to:

Howard D. Lerman  
Howard D. Lerman & Associates, Ltd.  
135 S. LaSalle Street  
Suite 2810  
Chicago, Illinois 60603

This Instrument was prepared by: Howard D. Lerman & Associates, Ltd.  
Whose Address is: 135 S. LaSalle Street, Suite 2810, Chicago, Illinois 60603

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 August 15, 2016

Signature: *Howard D. Lerman*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Howard D. Lerman  
This 15<sup>th</sup> day of August, 2016  
Notary Public Michael Scott Lerman



The **grantee** or his 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.

Date August 15, 2016

Signature: *Howard D. Lerman*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Howard D. Lerman  
This 15 day of August, 2016  
Notary Public Michael Scott Lerman



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)