

# UNOFFICIAL COPY

## DEED IN TRUST



THE GRANTOR, Margaret Yussif Solomon, of the City of Morton Grove, Illinois, County of Cook, and State of Illinois for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid CONVEYS and WARRANTS unto NINOS SOLOMON, as Trustee under the provisions of a trust agreement dated June 27, 2016 and known as the Solomon Lifetime Trust, and unto all and every successor trustee under said trust agreement, the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever, to wit:

Doc# 1627149000 Fee \$46.00  
 RHSP Fee:\$9.00RPRF Fee \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 09/27/2016 09:13 AM Pg: 1 of 5

### LEGAL DESCRIPTION:

LOTS 69 AND 70 (EXCEPT THE SOUTH 10 FEET) IN BATES SECOND "L" TERMINAL ADDITION, BEING A SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ AND THE EAST 5 ACRES OF THE SOUTH WEST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; and subject only to real estate taxes not due and payable at the time of closing.

Common address:

8948 N. Menard, Morton Grove, IL 60053

P.I.N. No. 10-17-419-045-0000

EXEMPT-PURSUANT TO SECTION 1-11-5  
 VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 09283 DATE 9-9-16

ADDRESS 8948 Menard  
(VOID IF DIFFERENT FROM DEED)

BY J Sheehan

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

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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 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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

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And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

DATED this 27 day of June, 2016

Margaret Solomon  
MARGARET YUSSIF SOLOMON, individually

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TAXES PURSUANT TO 35 ILCS 200/31-45(e)

Timothy J. Somen  
Timothy J. Somen, Esq. (ARDC#6279438)

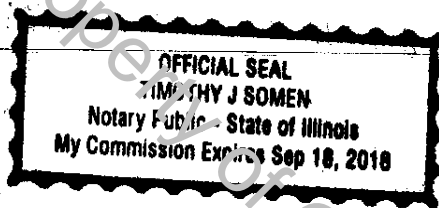
Property of Cook County Clerk's Office

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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 Margaret Yussif Solomon, individually, 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 she signed, delivered the said instrument as her free and voluntary act for the use of and purposes therein set forth.

Given under by hand and official seal this 27 day of June, 2016.



*[Signature]*  
NOTARY PUBLIC

**This instrument was prepared by:**

Timothy J. Somen, Esq.  
Somen Law Firm, LLC  
1620 West Colonial Parkway  
Inverness, Illinois 60067

**Grantor's Name and Address:**

Margaret Yussif Solomon  
8948 N. Menard  
Morton Grove, Illinois 60018

**Grantee's Name and Address and  
Mail After Recording and Tax Bills To:**

Nino Solomon,  
as Trustee under the provisions of  
a trust agreement dated June 27, 2016  
and known as the Margaret Yussif Solomon Grantor Irrevocable Trust  
8948 N. Menard  
Morton Grove, Illinois 60018

Proper of Cook County Clerk's Office

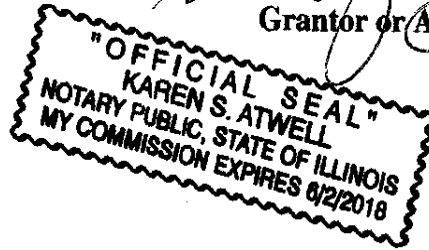
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## STATEMENT BY GRANTOR AND GRANTEE

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 6/27, 2016

Signature: [Handwritten Signature]  
Grantor or Agent Atty

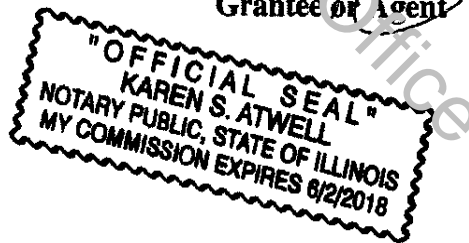


Subscribed and sworn to before me  
By the said Timothy J. Somen  
This 27<sup>th</sup> day of June, 2016  
Notary Public Karen S. Atwell

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 6/27, 2016

Signature: [Handwritten Signature]  
Grantee or Agent Atty



Subscribed and sworn to before me  
By the said Timothy J. Somen  
This 27<sup>th</sup> day of June, 2016  
Notary Public Karen S. Atwell

**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.)