

# UNOFFICIAL COPY

## DEED IN TRUST



Doc# 1713255203 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/12/2017 03:38 PM PG: 1 OF 4

### MAIL TO:

Edward S. Lipsky  
355 W. Dundee Road, Suite 200  
Buffalo Grove, Illinois 60089

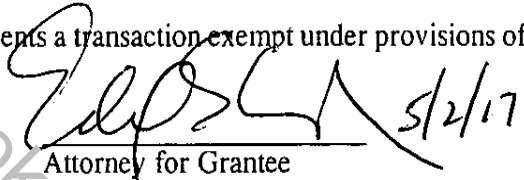
### NAME & ADDRESS OF TAXPAYER:

Myrta L. Teitel  
720 Creekside Dr. #201  
Mt. Prospect, IL 600561126

This Indenture Witnesseth, that the Grantor, **ROBERT TEITEL married**, of the City of Los Angeles, County of ~~LOS ANGELES~~ and the State of California, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto MYRTA L. TEITEL as Trustee under the provisions of a trust agreement dated the 22<sup>nd</sup> of April, 2014, and known as **The MYRTA L. TEITEL DECLARATION OF TRUST**, in and to the following described real estate in the County of Cook, and the State of Illinois, to-wit:

See Attached Legal Description-

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

  
Attorney for Grantee

THIS IS NOT HOMESTEAD PROPERTY FOR ROBERT TEITEL

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 is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 changes 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 ways and for such other consideration as it would be lawful for any person owning the same to deal with the same whether similar 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,

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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, 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, legal or equitable, or in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all right or benefit under any 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 her hand and seal this 6 day of March, 2017

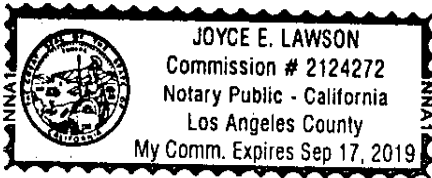
  
ROBERT TEITEL

STATE OF CALIFORNIA)  
COUNTY OF Los Angeles ) SS

I, JOYCE E. LAWSON, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT TEITEL 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 6th day of MARCH 2017.

  
NOTARY PUBLIC



This instrument was prepared by  
EDWARD S. LIPSKY  
355 W. Dundee Road, #200  
Buffalo Grove, Illinois 60089.  
(847) 808-7090

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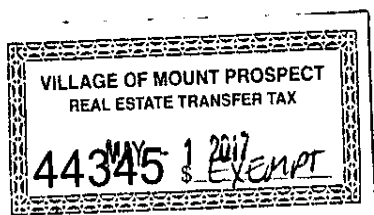
## Legal Description

Parcel 1: Unit No. 201-B and the exclusive right to the use of Parking Space No. P-40B and Storage Space No. S-40B, limited common elements, in the Creekside at Old Orchard Condominiums, as delineated on a survey of the following described parcel of real estate: Part of Lots 1 and 2 in the Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northeast 1/4 of Section 28, both in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 8, 1996 as Document No. 962615 84, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress, in favor of Parcel 1, as created by the aforesaid Declaration recorded as Document No. 96261584.

Permanent Index Number(s): 03-27-100-092-1061

Property Address: 720 Creekside Drive, Unit 201, Mt. Prospect, IL 60056



Property of Cook County Clerk's Office

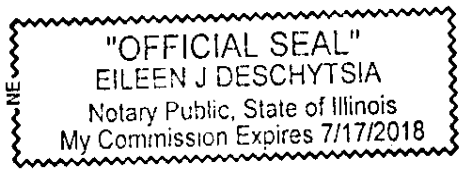
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## STATEMENT BY GRANTOR AND GRANTEE

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, 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: 5/3/17 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 3 day of May, 2017  
[Signature]  
Notary Public



The grantee 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, 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: 5/3/17 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 3 day of May, 2017  
[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.)