

UNOFFICIAL COPY



Doc# 1714329023 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/23/2017 11:38 AM PG: 1 OF 5

Property of Cook County Clerk's Office

DEED IN TRUST

The Grantor, Barbara Friedman, widow of Mory Friedman and not since remarried, of the Village of Lincolnwood, County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged hereby conveys and quit claims to Barbara Friedman as Trustee, under the terms and provisions of a certain Trust Agreement dated the 18th day of March, 1999, and designated as the Barbara Friedman Revocable Trust and to any and all successors as Trustee appointed under said Trust Agreement or who may be legally appointed, the following described real estate:

Property Address: 4601 W. Touhy, Unit 314, Lincolnwood, IL 60412

P.I.N.: 10-34-102-022-1027

Legal Description: See Exhibit "A" attached

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 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 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

Y
P 5-66
S N
M N
SCY
E Y
INTAV

UNOFFICIAL COPY

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 so executed was pursuant to and in accordance with the authority granted to 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 dully appointed and are fully invested with 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 persons 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 ROSELYN SUGARMAN 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 in 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 Grantor hereby waives and releases 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 13th day of March, 2017

Barbara Friedman (SEAL)
Barbara Friedman

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Barbara Friedman, widow of Mory Friedman and not since remarried, 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 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 waiver of the rights of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 13th day of March, 2017

Commission expires _____
Barbara Fox
Notary Public



UNOFFICIAL COPY

This instrument was prepared by Barbara N. Fox 5005 W. Touhy Ave #202, Skokie, IL 60077

Exempt under the provisions of Section 4(e) of the Illinois Property Transfer Tax Act.

Barbara Fox
Agent

3/13/2017
Date

Property of Cook County Clerks Office

COOK COUNTY RECORDER OF DEEDS

Mail To: {Barbara N. Fox }
{5005 W. Touhy Ave #202 }
{Skokie, IL 60077 }

SEND SUBSEQUENT TAX BILLS TO:
Barbara Friedman
4601 W. Touhy Avenue, #314
Lincolnwood, IL 60712

Recorder's Office Box No. _____

UNOFFICIAL COPY

EXHIBIT "A"

UNIT NUMBER 314 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS THE DEVELOPMENT PARCEL):

THAT PART OF THE NORTH 1/2 (EXCEPT THE SOUTH 420 FEET AND EXT WEST 33 FEET TAKEN FOR KILPATRICK AVENUE AND THE NORTH 40 FEET TAKEN FOR TOUHY AVENUE) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF THE WESTERLY 15 FEET OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, SAID POINT BEGINNING 40.0 FEET SOUTH OF THE CENTER LINE OF TOUHY AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.0 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE, 15.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 196.39 FEET TO A POINT 40.0 FEET SOUTH OF THE CENTER LINE OF TOUHY AVENUE; THENCE WEST ALONG SOUTH LINE OF TOUHY AVENUE, 15.43 FEET TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO CONDOMINIUM DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 15, 1974 AND KNOWN AS TRUST NUMBER 29514 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23545366, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY); AND ALSO TOGETHER WITH A PERPETUAL EASEMENT CONSISTING OF THE RIGHT TO USE FOR PARKING PURPOSES SLACKS NUMBER 99 AND 100 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'A' TO SAID DECLARATION, IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

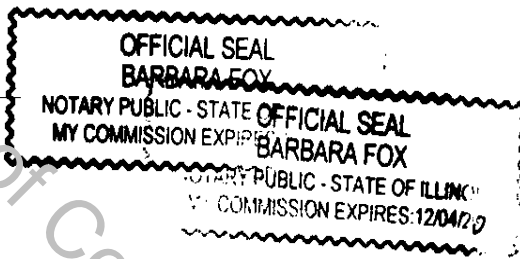
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/13, 2017

Barbara Friedman
Barbara Friedman, Grantor

Subscribed and sworn to before me on 3/13

Barbara Fox
Notary Public



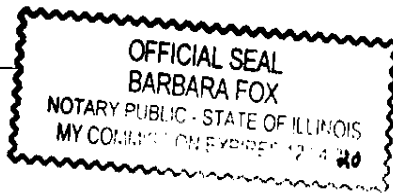
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 3-13, 2017

Barbara Friedman
Barbara Friedman, Trustee

Subscribed and sworn to before me on 3-13 2017

Barbara Fox
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 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.)