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*This Document Prepared by and
after Recording, Return To:*

Ben M. Roth
Roetzel & Andress
20 South Clark Street
Suite 300
Chicago, Illinois 60603



Doc# 1722234008 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/10/2017 09:35 AM PG: 1 OF 5

Above space for recording purposes

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT **GRANTORS, Martin S. Lazarus and Hope M. Kass**, having an address of 13 Glenbrook Drive, Prospect Heights, Illinois 60070 for and in consideration of TEN and NO DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM to **GRANTEE, Martin S. Lazarus and Hope M. Kass**, as **Co-Trustees of the LAZARUS KASS FAMILY TRUST** dated **June 22, 2016**, having an address of 13 Glenbrook Drive, Prospect Heights, Illinois 60070, and unto all and every successor or successors in trust under said trust agreement all right, title and interest of the Grantor in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Permanent Index No.: 03-15-303-005-0000

Commonly Known As: 13 Glenbrook Drive, Prospect Heights, Illinois 60070

together with the tenements and appurtenances thereunto belonging.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

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TERMS AND CONDITIONS

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 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 Deed in Trust 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 Deed in Trust and In said Trust Agreement or in some amendments 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.

This conveyance Is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, Judgment or decree for anything it or they or Its or their agents or attorneys may do or omit to do In or about the said real estate or under the provisions of this Deed in Trust or said Trust Agreement or any amendment thereto, or for Injury to person or property happening In or about said real estate, any and all liability being hereby expressly waived and released, *and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except In its capacity as Trustee and only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.*) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed in Trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest In said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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8th IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this day of August, 2017.

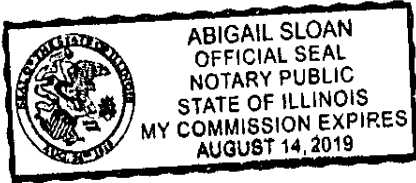
Martin S. Lazarus
Martin S. Lazarus

Hope M. Kass
Hope M. Kass

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that **Martin S. Lazarus** and **Hope M. Kass**, personally known to me to be the same persons whose name 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 official seal, this 8th day of August, 2017.



Abigail Sloan
NOTARY PUBLIC

TRUSTEE ACKNOWLEDGMENT

We, Martin S. Lazarus and Hope M. Kass, as Co-Trustees of the Lazarus Kass Family Trust dated June 22, 2016, hereby accept the conveyance of the real estate this 1st day of August, 2017.

Martin S. Lazarus
Martin S. Lazarus, as Co-Trustee of the Lazarus Kass Family Trust dated June 22, 2016

Hope M. Kass
Hope M. Kass, as Co-Trustee of the Lazarus Kass Family Trust dated June 22, 2016

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Grantor dated: Aug. 8, 2017
Grantor, grantee or representative

MAIL TO:
Ben M. Roth
Roetzel & Andress

SEND SUBSEQUENT TAX BILLS TO:
Martin S. Lazarus
Hope M. Kass

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20 S. Clark Street, Ste. 300
Chicago, Illinois 60603

13 Glenbrook Drive
Prospect Heights, Illinois 60070

LEGAL DESCRIPTION

LOT 51 IN EHLER AND WENBORG'S COUNTRY GARDENS UNIT NO. 1 A
SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 03-15-303-005-0000

Commonly Known As: 13 Glenbrook Drive, Prospect Heights, Illinois 60070

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantors or their agent** affirms that, to the best of their 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.


Subscribed and sworn to before me
By the said Ben M. Roth
This 8th day of Aug., 2017

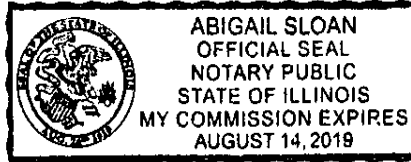
GRANTOR:



Ben M. Roth, as attorney-agent

Notary Public

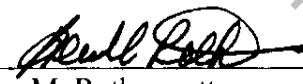




The **grantee or its agent** affirm that, to the best of its knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

Subscribed and sworn to before me
By the said Ben M. Roth
This 8th day of Aug., 2017

GRANTEE:



Ben M. Roth, as attorney-agent

Notary Public



