

# UNOFFICIAL COPY

QUITCLAIM DEED IN TRUST  
(Individual to Individual)

Prepared by and return to:  
Laurence P. Becker, Esq.  
1275 Milwaukee Avenue  
Suite 300  
Glenview, IL 60025



Doc# 1724349108 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 11:03 AM PG: 1 OF 3

Above Space for Recorder's Use Only

The Grantors, Steven B. Zohn and Pamela S. Zohn, husband and wife, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, the receipt and sufficiency of which is hereby acknowledged, Convey and Quitclaim to Pamela Zohn, as Trustee of the Pamela Zohn Trust dated June 8, 2017 as to an undivided 1/2 interest; and Steven Zohn, as Trustee of the Steven Zohn Trust dated June 8, 2017 as to an undivided 1/2 interest.

Lot 32 in Royal Oaks Subdivision Unit No. 2, a subdivision of part of the West 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 9, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook county, Illinois.

Property Address: 2627 Oak, Northbrook, Illinois  
Permanent Real Estate Index Number: 04-09-316-016-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 said premises or any part thereof to a successor or successors in trust and 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 *futuro*, and upon any terms or for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 thereafter, to contract to make leases and to grant options to lease and options to extend 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 an 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

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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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that conveyance is made to a successor or successors in trust, that such successor or successors in trust have been appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of its, his or her predecessor in trust.

And the said grantor(s) aforesaid hereby expressly waive(s) and release(s) any and all right or benefit under and by virtues 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 the 30<sup>th</sup> day of July, 2017.

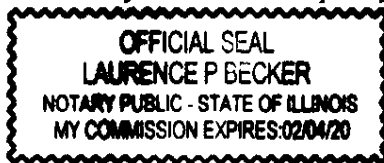
Steven B. Zohn (Seal)  
Steven Zohn, Trustee of the  
Steven Zohn Trust

Pamela Zohn (Seal)  
Pamela Zohn, Trustee of the  
Pamela Zohn Trust

I, the undersigned, a Notary Public, in and for the County of Cook, and State of Illinois, do hereby certify that Steven Zohn and Pamela Zohn 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 seal this 30<sup>th</sup> day of July, 2017.

[Signature]  
Notary Public  
My Commission Expires 2/4/20



Send Tax Bills to:  
Steven and Pamela Zohn  
2627 Oak Avenue  
Northbrook, IL 60062

Exempt under provisions of  
35 ILCS 200/31-45(e)

[Signature]  
Laurence P. Becker, Attorney  
Dated: 7/3/17

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## STATEMENT OF GRANTOR/GRANTEE

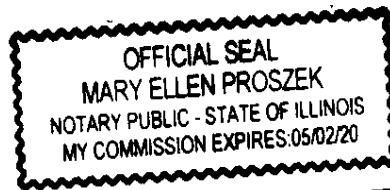
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 29, 2017

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 29<sup>th</sup> day of August, 2017.

Mary Ellen Proszek  
Notary Public



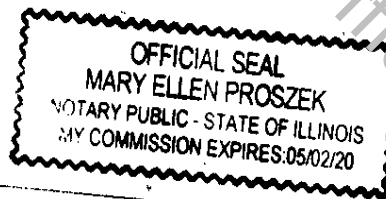
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 29, 2017

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 29<sup>th</sup> day of August, 2017.

Mary Ellen Proszek  
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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.