



WARRANTY DEED IN TRUST  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc# 1729912065 Fee \$44.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 10/26/2017 12:31 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX		24-Oct-2017
	COUNTY:	108.75
	ILLINOIS:	217.50
	TOTAL:	326.25
10-09-304-035-1028	20171001638384	0-424-631-232

Preparer File: COLOMBO  
FATIC No.: 2889667

THE GRANTORS, ELIOBADIS FLORES, a married man, and JENNY COLOMBO, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to BEVERLY GOLDBERG, of 9715 Woods Drive, Unit 1003, Skokie, IL 60077, of the County of Cook, as Trustee of the BEVERLY GOLDBERG LIVING TRUST, under trust agreement dated April 12, 2001, the following described Real Estate situated in the County of COOK in the State of ILLINOIS, to wit:

See Exhibit "A" attached hereto and made a part hereof

FIRST AMERICAN TITLE  
FILE# 2889667

This is NOT homestead property

Permanent Real Estate Index Number(s): 10-09-304-035-1028 10-09-304-035-1111

Address(es) of Real Estate: 9715 WOODS DR., UNIT 601 and Parking Space P23  
SKOKIE, IL 60077

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, any or all of the title and estate of the trust, and to grant to such 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, street, 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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other

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# UNOFFICIAL COPY

instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other 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 the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly 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.

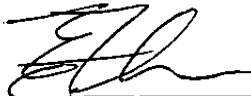
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

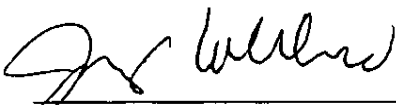
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release 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 19<sup>th</sup> day of October, 2017.



ELIOBADIS FLORES



JENNY COLOMBO

THE FOREGOING TRANSFER OF TITLE/CONVEYANCE IS HEREBY ACCEPTED  
BY Beverly Goldberg  
of Beverly Goldberg AS TRUSTEE UNDER THE PROVISIONS  
OF THE Beverly Goldberg Living Trust

by Beverly Goldberg

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STATE OF ILLINOIS, COUNTY OF LAKE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ELIOBADIS FLORES and JENNY COLOMBO, 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 official seal this 19<sup>th</sup> day of October, 2017.

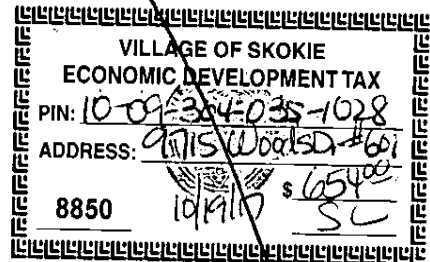


*James E. Dervishian*  
\_\_\_\_\_  
Notary Public

Prepared by:  
James E. Dervishian  
5516 RFD  
Long Grove, IL 60047

Mail to: *6172524*  
Joel S. Hymen  
1411 McHenry Rd., Ste. 125  
Buffalo Grove, IL 60089

Name and Address of Taxpayer:  
BEVERLY GOLDBERG  
9715 WOODS DR., UNIT 601  
SKOKIE, IL 60077



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## Exhibit "A" – Legal Description

UNIT 601 AND PARKING SPACE P23 IN OPTIMA OLD ORCHARD WOODS ELM CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2 (EXCEPT THAT PART DEDICATED FOR WOODS DRIVE) IN OLD ORCHARD WOODS SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 2004 AS DOCUMENT NUMBER 0422518103, WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT C" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NO. 0626531058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

