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Prepared by and return to:

Jay L. Dolgin, Esq.
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Chicago, IL 60602



Doc# 1732118059 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2017 02:25 PM PG: 1 OF 4

Property Address:

3470 N. Lake Shore Drive, Unit 9A
Chicago, Illinois 60657

Property Index Number:

14-21-306-038-1016

WARRANTY DEED IN TRUST TENANCY BY THE ENTIRETY

The GRANTORS, MARVIN H. ZELKIN, a married man, of Chicago, Cook County, Illinois, and KAROLYN K. ZELKIN, his wife, of Chicago, Cook County, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEY and WARRANT unto MARVIN H. ZELKIN, of 3470 N. Lake Shore Drive, Unit 9A, Chicago, Illinois, not individually, but solely as Trustee under the Marvlin H. Zelkin Declaration of Trust dated December 31, 1992 as amended and restated, of which MARVIN H. ZELKIN is the Primary Beneficiary, and unto KAROLYN K. ZELKIN, of 3470 N. Lake Shore Drive, Unit 9A, Chicago, Illinois, not individually, but solely as Trustee under the Karolyn K. Zelkin Declaration of Trust dated January 28, 1993 as amended and restated, of which KAROLYN K. ZELKIN is the Primary Beneficiary, said beneficial interest to be held not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, and unto each and every successor trustee or trustees under said declaration, the following described real estate situated in Cook County, Illinois, to wit:

UNIT NO. 9-A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY SOUTH "PARCEL"): THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFORE THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT DISTANT 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD 298.96 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX 17-Nov-2017

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

REAL ESTATE TRANSFER TAX

17-Nov-2017

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

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Commonly Known As: 3470 N. Lake Shore Dr. Unit 9A, Chicago, IL 60657

Property Index Number: 14-21-306-038-1016

HEREBY releasing and waiving all rights, if any, under and by virtue of the Homestead Laws of the State of Illinois.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said trust agreement set forth, subject to general real estate taxes, covenants, conditions, restrictions, easements and mortgages of record.

Full power and authority is hereby granted to said trustees as follows:

- a. 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;
- b. To contract to sell, to grant options to purchase, to sell on any terms, and to convey, either with or without consideration, said property, or any part thereof;
- c. 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;
- d. To donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof;
- e. 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;
- f. To partition or to exchange said property, or any part thereof, for other real or personal property,
- g. To grant easements or charges of any kind;
- h. To release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and
- i. 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.

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, as follows:

- i. 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;

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- ii. 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;
- iii. That said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- iv. 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, her or their predecessor in trust.

The interest of each and every beneficiary under said trust, 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. Such interest is hereby declared to be personal property. No beneficiary under said trust shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors aforesaid have executed this Warranty Deed In Trust this 6th day of November, 2017.


MARVIN H. ZELKIN, Grantor


KAROLYN K. ZELKIN, Grantor

STATE OF ILLINOIS)

COUNTY OF COOK)

The foregoing deed was acknowledged before me by MARVIN H. ZELKIN and KAROLYN K. ZELKIN, Grantors, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 6th day of November, 2017.



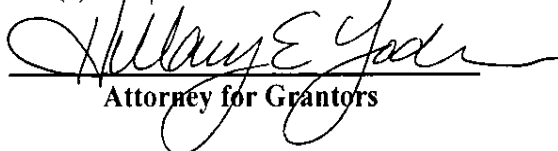

NOTARY PUBLIC

Send tax bills to: Marvin H. Zelkin, Trustee &
Karolyn K. Zelkin, Trustee
3470 N. Lake Shore Drive, Unit 9A
Chicago, Illinois 60657

/144804

This transfer is exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law.

Date: 11-6-17


Attorney for Grantors

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STATEMENT BY GRANTOR AND 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: 11-6-17

Signature: *William Elford*, Agent
Grantor or Agent

Subscribed and sworn to before me this 6 day
of NOV., 2017.

Marianne R. Wolek
Notary Public



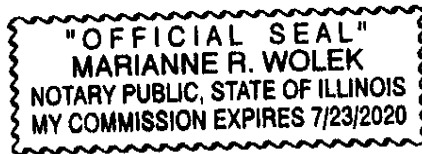
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 11-6-17

Signature: *William Elford*, Agent
Grantee or Agent

Subscribed and sworn to before me this 6 day
of NOV., 2017.

Marianne R. Wolek
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 Act)