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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2018 04:16 PM PG: 1 OF 4

MAIL FUTURE TAX BILLS TO:

The Redleaf-Zucker Revocable Trust  
954 Pleasant Street Unit 1F  
Oak Park, Illinois 60302

PROPERTY IDENTIFICATION NUMBER:

16-07-303-016-1018

DEED IN TRUST PURSUANT TO §760 ILCS 5/3(2) LAND TRUST

This DEED IN TRUST, executed this 20th day of January, in the year of 2018, pursuant to §760 ILCS 5/3(2), is hereby executed between the GRANTORS, MRS. DEBORAH RUTH REDLEAF (A MARRIED WOMAN) & HER HUSBAND, MR. MICHAEL ZUCKER (A MARRIED MAN), of 954 PLEASANT STREET, UNIT 1F, in the VILLAGE OF OAK PARK, COUNTY OF COOK, and STATE OF ILLINOIS with the ZIP CODE OF 60302, and the GRANTEE, THE REDLEAF-ZUCKER REVOCABLE TRUST, housed at 954 PLEASANT STREET, UNIT 1F, in the VILLAGE OF OAK PARK, COUNTY OF COOK, and STATE OF ILLINOIS with the ZIP CODE OF 60302 established on Thursday, November 30<sup>th</sup>, 2017.

The GRANTORS, MRS. DEBORAH RUTH REDLEAF & HER HUSBAND, MR. MICHAEL ZUCKER, who currently reside at 954 PLEASANT STREET, in the VILLAGE OF OAK PARK, COUNTY OF COOK, and STATE OF ILLINOIS with the ZIP CODE OF 60302, for and in consideration of TEN and 00/100 DOLLARS, and no other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto THE REDLEAF-ZUCKER REVOCABLE TRUST and unto all and every successor or successors in trust under said trust agreement, the following described real estate located within the County of Cook and the State of Illinois to WIT:

COMMONLY REFERRED TO ADDRESS: 954 PLEASANT STREET, UNIT 1F, OAK PARK, ILLINOIS 60302


PROPERTY IDENTIFICATION NUMBER: 16-07-303-016-1018

PROPERTY LEGAL DESCRIPTION: UNIT 954-1F IN THE PLEASANT COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 21 IN THE RESUBDIVISION OF LOTS 1-11, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF 49 ACRES OF THE WEST 129 ACRES IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2003 AS DOCUMENT NO. 0311922107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXEMPTION APPROVED

  
Steven E. Drazner, CFO  
Village of Oak Park

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This conveyance is subject to: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any.

Furthermore, this conveyance is to **HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein along with these outlined within the aforementioned trust agreement as set forth there.

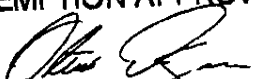
Full power and authority are hereby granted to the **Trustee**, exclusively in her or his capacity as **Trustee of THE REDLEAF-ZUCKER REVOCABLE TRUST**, to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision 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 either the present or the future, 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 therefor 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 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 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 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 in said trust agreement or in some amendment 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall only in the earning avails and proceeds arising from the sale or 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 the earning, avails and

PAGE 2 OF 4 (DEED IN TRUST)

**EXEMPTION APPROVED**

  
Steven E. Drazner, CFO  
Village of Oak Park

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proceeds thereof as aforesaid.

And the said GRANTORS, MRS. DEBORAH RUTH REDLEAF AND MR. MICHAEL ZUCKER, hereby expressly waives and releases any and all right or benefit under any by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.



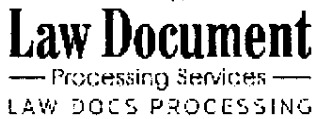
In WITNESS, WHEREOF, the GRANTORS, MRS. DEBORAH RUTH REDLEAF AND MR. MICHAEL ZUCKER, have now set their hands and seals on this TWENTIETH Day of JANUARY in the year 2018.

Mrs Deborah Ruth Redleaf  
GRANTOR, MRS. DEBORAH RUTH REDLEAF



January 20, 2018  
JANUARY 20<sup>TH</sup>, 2018

Michael Zucker  
GRANTOR, MR. MICHAEL ZUCKER



January 20, 2018  
JANUARY 20<sup>TH</sup>, 2018

STATEMENT OF ACCEPTANCE OF TRANSFER BY TRUSTEE PURSUANT TO §760 ILCS 5/6.5

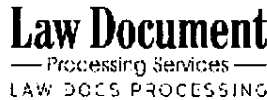
Additionally, the MRS. DEBORAH RUTH REDLEAF, and MR. STEVEN ZUCKER, as TRUSTEES for THE REDLEAF-ZUCKER REVOCABLE TRUST also acknowledge ACCEPTANCE of the real property located at 954 PLEASANT STREET, UNIT 1F, in the VILLAGE OF OAK PARK, COUNTY OF COOK, and STATE OF ILLINOIS with the ZIP CODE OF 60302 with the Property Identification Number of: 16-07-303-016-1018, this 20<sup>th</sup>, day of JANUARY in the year 2018, as required by §760 ILCS 5/6.5 which requires a written acceptance by the TRUSTEE, which this statement establishes as the clear and voluntary intention of the aforesaid, for the intention of transferring the real property into THE REDLEAF-ZUCKER REVOCABLE TRUST.

Deborah Ruth Redleaf  
TRUSTEE, MRS. DEBORAH RUTH REDLEAF



January 20, 2018  
JANUARY 20<sup>TH</sup>, 2018

Steven Zucker  
TRUSTEE, MR. STEVEN ZUCKER



1/20/18  
JANUARY 20<sup>TH</sup>, 2018

NOTARY SECTION

State of Illinois )  
) SS  
County of Cook )

I, D.C. Carter, a Notary Public in Cook County, in the State of Illinois, DO HEREBY CERTIFY that MRS. DEBORAH RUTH REDLEAF & MR. STEVEN ZUCKER, the same persons whose names are subscribed to the foregoing DEED IN TRUST, appeared before me this 20th day of January in the year 2018, in person, and acknowledged that they signed, sealed and delivered this DEED IN TRUST as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

AFFIX NOTARY STAMP BELOW:

D.C. Carter  
D.C. CARTER (Notary Public)



PAGE 3 OF 4 (DEED IN TRUST NOTARY PAGE)

EXEMPTION APPROVED

Steven E. Drazier  
Steven E. Drazier, CFO  
Village of Oak Park

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE  
as REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)



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### GRANTOR SECTION

The GRANTORS: MRS. DEBORAH RUTH SMITH & MR. MICHAEL ZUCKER, do hereby swear and affirm, that the GRANTEE: THE REDLEAF-ZUCKER REVOCABLE TRUST, shown on the foregoing DEED IN TRUST, is an entity authorized to hold title to real estate in Illinois under the laws of the State of Illinois.

MRS. DEBORAH RUTH REDLEAF

MR. MICHAEL ZUCKER

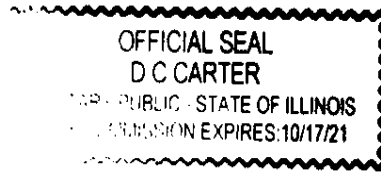
SAT, JAN. 20<sup>TH</sup>, 2018

### GRANTOR NOTARY SECTION

Subscribed and sworn before me, D.C. CARTER, a NOTARY PUBLIC, by the GRANTORS: MRS. DEBORAH RUTH REDLEAF & MR. MICHAEL ZUCKER, on SATURDAY, JANUARY 20<sup>TH</sup>, 2018:

NOTARY STAMP BELOW:

D.C. CARTER – NOTARY PUBLIC



### GRANTEE SECTION

The GRANTEE: AUTHORIZED AGENT FOR THE REDLEAF-ZUCKER REVOCABLE TRUST, do hereby swear and affirm that they, the GRANTEE: THE REDLEAF-ZUCKER REVOCABLE TRUST, shown on the foregoing DEED IN TRUST, is an entity authorized to hold title to real estate in Illinois under the laws of the State of Illinois.

MRS. DEBORAH RUTH REDLEAF

MR. STEVEN ZUCKER

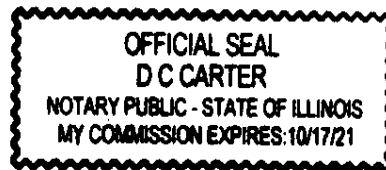
SAT, JAN. 20<sup>TH</sup>, 2018

### GRANTEE NOTARY SECTION

Subscribed and sworn before me, D.C. CARTER, a NOTARY PUBLIC, by the GRANTEE: AUTHORIZED AGENTS FOR THE REDLEAF-ZUCKER REVOCABLE TRUST, on SATURDAY, JANUARY 20<sup>TH</sup>, 2018:

NOTARY STAMP BELOW:

D.C. CARTER – NOTARY PUBLIC



**EXEMPTION APPROVED**

Steven E. Drazner, CFO  
Village of Oak Park