

# UNOFFICIAL COPY

Doc#. 1815849270 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2018 11:15 AM Pg: 1 of 5

## DEED IN TRUST Warranty (Illinois)

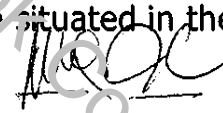
Dec ID 20180501673313  
ST/CO Stamp 0-036-897-568 ST Tax \$292.00 CO Tax \$146.00

MAIL TO: Michael Samuels  
720 Osterman  
Deerfield, IL 60015  
TAXPAYER NAME & ADDRESS  
Mr. and Mrs. Albert Serour  
1125 Lake Cook Road #201  
Northbrook, IL 60062



186-ST037005 PK 11, KDC SK

The Grantor(s), **MICHAEL A. CANTARELLI** and **JOSEPHINE CANTARELLI**, husband and wife, 1125 Lake Cook Road #201 Northbrook, IL 60062, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Grantee, **RACHEL SEROUR and ALBERT D. SEROUR, Trustees, or their successors in trust, under the RACHEL SEROUR LIVING TRUST dated June 14, 1999, and any amendments thereto**, 907 Laramie, Glenview, IL 60025, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEROUR 

That part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, lying West of the East 14.97 acres thereof and North of the South 15 acres of that part of the Northwest 1/4 of the Northwest 1/4 of said Section 2 lying West of the East 14.97 acres thereof; which survey is attached as Exhibit 'A' to Condominium Declaration recorded with the Recorder of Cook County, Illinois as document number 25054981 together with its undivided percent interest in the common elements, in Cook County, Illinois

Also the exclusive right to the use of Parking Space 32, a limited common element as delineated on the survey attached to the Declaration aforesaid.

SEE ATTACHED LEGAL

Subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements

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established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

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

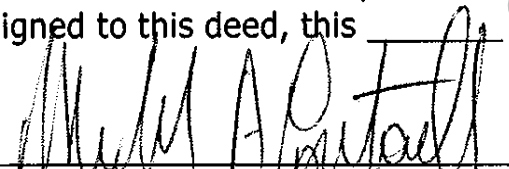
Permanent Index Number: 04-02-100-022-1001

Property Address: 1125 Lake Cook Road #201, Northbrook, IL 60062

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth

THE TERMS AND CONDITIONS APPEARING ON [PAGES 3 AND 4] OF THIS INSTRUMENT ARE MADE A PART HEREOF.

In Witness Whereof, the Grantors have caused their names to be signed to this deed, this \_\_\_\_\_ day of May, 2018.

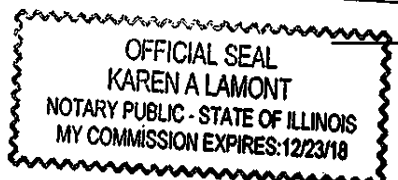
  
**MICHAEL A. CANTARELLI**

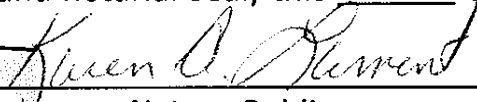
  
**JOSEPHINE CANTARELLI**

State of Illinois    )  
                              ) ss  
County of Cook     )

I, the undersigned, a notary public in and for said County and State do hereby certify that **MICHAEL A. CANTARELLI** and **JOSEPHINE CANTARELLI**, 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 instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30<sup>th</sup> day of May, 2018.



  
Notary Public

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This instrument was prepared by: Karen A. Lamont  
1824 Stewart Avenue  
Park Ridge, IL 60068

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on 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 on 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person [including the Recorder of the aforesaid county] relying on 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

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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 all amendments thereof, if any, and binding on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her, or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither 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 or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually [and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except 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 whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 each Trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 18GST037005PK

**For APN/Parcel ID(s): 04-02-100-022-1001**

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Unit Number 201 'E' in Northbrook Country Condominium as delineated on the survey of the parcel of real estate described as follows: That part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 42 North, Range 12, East of the Third Principal Meridian, lying West of the East 14.97 acres thereof and North of the South 15 acres of that part of the Northwest 1/4 of the Northwest 1/4 of said Section 2 lying West of the East 14.97 acres thereof; which survey is attached as Exhibit 'A' to Condominium Declaration recorded with the Recorder of Cook County, Illinois as document number 25054981 together with its undivided percent interest in the common elements, in Cook County, Illinois

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Cook County Clerk's Office