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Doc#: 1817129425 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2018 01:43 PM Pg: 1 of 3

Dec ID 20180601602296
ST/CO Stamp 1-976-558-368 ST Tax \$1,525.00 CO Tax \$762.50



18NW7134379WC

1061

TRUSTEE'S SPECIAL WARRANTY DEED IN TRUST (ILLINOIS)

This Indenture is made on June 15, 2018.

THE GRANTOR is Donna K. Katz, Trustee of the **DONNA K. KATZ DECLARATION OF TRUST DATED NOVEMBER 6, 1999**, of 14642 Speranza Way, Bonita Springs, County of Lee, State of Florida (hereafter referred to as "first party" or "grantor").

THE GRANTEE is Jason M. Kipnis as Trustee of the **JASON M. KIPNIS DECLARATION OF TRUST DATED OCTOBER 23, 2014** whose address is 1345 Ridgewood, Northbrook, Illinois 60062 (hereafter referred to as "second party" or "grantee").

The Grantor conveys unto the Grantee all right, title and interest in and to the following described real estate, situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION:

THE SOUTH 300.42 FEET OF THE WEST 145.0 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL IDENTIFICATION NUMBER: 04-08-402-010-0000

COMMON STREET ADDRESS: 3080 KEYSTONE, NORTHBROOK, ILLINOIS 60062

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, subject only to: 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; and general real estate taxes not due and payable at the time of Closing,

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And the first party, for itself, and its successors, does covenant, promise and agree to and with the party of the second party, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, except for those matters set out above.

The undersigned hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, 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 authority 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 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; 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 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; and every deed, trustee 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 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 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 or by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his, her 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 be only in the earnings, 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 earnings, avails and proceeds thereof as aforesaid.

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IN WITNESS WHEREOF, the grantor, as trustees as aforesaid, has hereunto set said trustee's hand and seal the day and year first above written.

Donna K. Katz Declaration of Trust dated November 6, 1999

✓ *Donna K. Katz*
Donna K. Katz, as trustee as aforesaid

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donna K. Katz, Trustee as aforesaid, personally known to me to be the same person whose name is, as Trustee as aforesaid, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Donna K. Katz signed, sealed and delivered the said instrument as the free and voluntary act of Donna K. Katz as such trustee, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this June 15, 2018.

Susan B. Krasick
Notary Public

This instrument was prepared by:

William H. Pokorny, Jr.
Pokorny and Associates, Limited
1000 Jorie Boulevard, Suite 260
Oak Brook, Illinois 60523

Mail To:

Mr. Mark Kipnis
1720 W. Algonquin Rd #200
Mt. Prospect, IL 60056

After Recording Send Tax Bills To:

Jason M. Kipnis Trust
3050 Keystone Road
Northbrook, IL 60062



REAL ESTATE TRANSFER TAX

		18-Jun-2018
COUNTY:		762.50
ILLINOIS:		1,525.00
TOTAL:		2,287.50
04-08-402-010-0000		20180601602296 1-976-558-368