

# UNOFFICIAL COPY

Doc#: 1819949064 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/18/2018 09:38 AM Pg: 1 of 5

Dec ID 20180701630322

## DEED IN TRUST

THE GRANTOR(S) Camelia Olar, a married woman, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and QUITCLAIM to Marcel Olar and Camelia Olar, of 4601 W. Touhy Avenue, Unit 801, Lincolnwood, Illinois, 60712, as trustees, under the provisions of the Olar Family Living Trust Dated July 16, 2018 and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

*This Space for Recorder's Use Only*

See Exhibit "A" attached.

Street address: 4601 W. Touhy Avenue, Unit 801 and Unit 815, Lincolnwood, Illinois, 60712  
Real estate index number(s): 10-34-102-022-1085 and 10-34-102-022-1098

**TO HAVE AND TO HOLD** the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other

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considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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 the exemption of homesteads from sale on execution or otherwise.

The grantor has signed this deed on July 16, 2018

*Camelia Olar*  
Camelia Olar, Grantor and accepted as Trustee of Grantee

*Marcel Olar*  
Marcel Olar, accepted as Trustee of Grantee

Exempt under provisions of Paragraph E  
35 ILCS 200/31-45, Property Tax Code

July 16, 2018

Date


*Camelia Olar*  
Camelia Olar or Representative

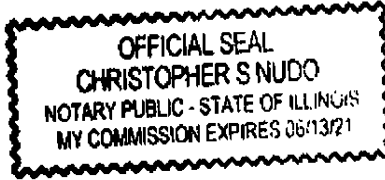
State of Illinois )

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STATE OF ILLINOIS ) ss  
County of Cook )

I am a notary public for the County and State above. I certify Marcel Olar and Camelia Olar married to each other, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

  
\_\_\_\_\_  
Notary Public



<p>Name and address of grantee and send future tax bills to:</p> <p>Marcel and Camelia Olar 4601 W. Touhy Avenue, Unit 801 Lincolnwood, Illinois 60712</p>	<p>This deed was prepared by and after recording, return to:</p> <p>Christopher S. Nudo 1000 N. Randall Road Elgin, Illinois 60123</p>
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Property of Cook County Clerk's Office

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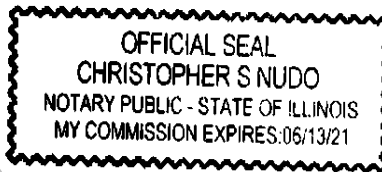
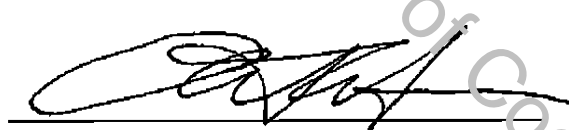
## STATEMENT BY GRANTOR AND GRANTEE

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 July 16, 2018

Signature: *Camelia Olar*  
Camelia Olar or Agent

Subscribed and sworn to before me  
this 16, day of July, 2018



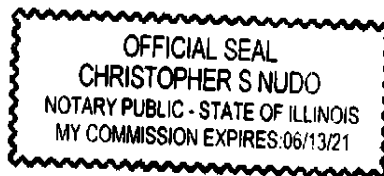
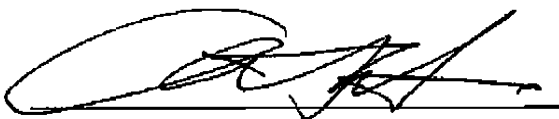
Notary Public

The **grantee** or his agent affirms and verifies that 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 July 16, 2018

Signature: *Camelia Olar*  
Camelia Olar or Agent

Subscribed and sworn to before me  
this 16, day of July, 2018



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT A

**Parcel 1:** Units 801 and 815 as delineated on the Survey of the following parcel of real estate (hereinafter referred to as the "Development Parcel"): That part of the North 1/2 (except the South 420 feet and except the West 33 feet taken for Kilpatrick Avenue and the North 40 feet taken for Touhy Avenue) of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, lying West of the railroad right of way, in Cook County, Illinois also that part of the Westerly 15.0 feet of the right of way of the Chicago and Northwestern Transportation Company in the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point on the Westerly right of way line of the Chicago and Northwestern Transportation Company, said point being 40.0 feet South of the center line of Touhy Avenue; thence Southerly along said Westerly right of way, 200.00 feet; thence Easterly at right angles to said right of way line, 15.0 feet; thence Northerly parallel with said Westerly right of way line, 196.39 feet to point 40.0 feet South of the center line of Touhy Avenue; thence West along South line of Touhy Avenue, 15.43 feet to the place of beginning, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Condominium Declaration made by Exchange National Bank, as Trustee under Trust Agreement dated October 15, 1974 known as Trust No. 29514, which Condominium Declaration is recorded with the Recorder of Cook County, Illinois, as Document No. 23545366, together with its undivided percentage interest in said development parcel (excepting from said development parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

**Parcel 2:** Easement for Parking purposes in and to Parking Nos. 90 and 91 as granted by Deed from Exchange National Bank, as Trustee under Trust Agreement dated October 15, 1974 known as Trust No. 29514, dated September 2, 1976 and recorded September 23, 1976 as Document No. 23654122 to Price Iron and Steel, Inc., an Illinois Corporation, in Cook County, Illinois.

PIN 10-34-102-022-1085 and 10-34-102-022-1098

KNOWN AS 4601 West Touhy, Unit 801 and 815, Lincolnwood, IL 60712