

# UNOFFICIAL COPY

Doc#: 1820606172 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/25/2018 12:58 PM Pg: 1 of 4

Dec ID 20180701637845

This instrument was prepared by:

Frank M. Greenfield  
5 Revere Drive, Suite 200  
Northbrook, Illinois 60062

## DEED IN TRUST

THE GRANTOR(s), Svetlana Elkind, divorced and not since remarried, of the County of Cook and State of Illinois in consideration of good and valuable consideration in hand paid, Conveys and Quit Claims unto Svetlana Elkind, of 2525 Oak Avenue, Northbrook, Illinois, as Trustee under the Svetlana Elkind Revocable Living Trust dated July 7, 2018, hereinafter referred to as "said trustee," (regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL ONE: UNIT NUMBER 5-110 IN REGENCY CONDOMINIUM, NUMBER 1, AS DELINEATED ON THE SURVEY OF PART OF THE WEST 30 ACRES OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 3112447, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME

Permanent Index Number: 04-32-402-061-1142

Address of real estate: Unit 1J, 10377 Deerlove Road, Glenview, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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

# UNOFFICIAL COPY

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, 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, 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. 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.

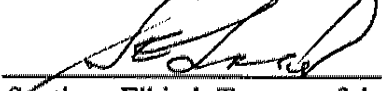
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

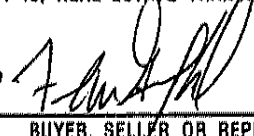
19 In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this day of July, 2018.

  
Svetlana Elkind

# UNOFFICIAL COPY

The foregoing transfer of the subject is accepted

By:   
Svetlana Elkind, Trustee of the Svetlana Elkind  
Revocable Living Trust dated July 7, 2018

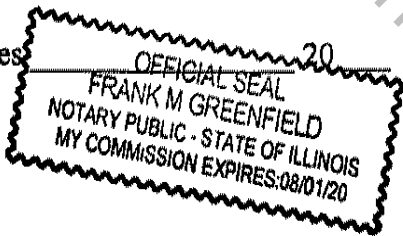
EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (d),  
SECTIONS 31-45, REAL ESTATE TRANSFER TAX LAW.  
July 7, 2018   
DATE BUYER, SELLER OR REPRESENTATIVE

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFIED THAT Svetlana Elkind, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of July, 2018.

Commission expires



  
Notary Public

MAIL TO:

Frank M. Greenfield  
5 Revere Drive, Suite 200  
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This instrument was prepared by: Frank M. Greenfield, 5 Revere Drive, Suite 200, Northbrook, Illinois 60062.



# UNOFFICIAL COPY

## 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 7, 2018

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 7th day of July, 2018  
Notary Public Etta F Greenfield



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.

Date July 7, 2018

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 7th day of July  
Notary Public Etta F Greenfield



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.)