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DEED IN TRUST



Doc# 1825713020 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2018 11:50 AM PG: 1 OF 4

The GRANTOR, **LORIBETH COHEN**, who is married to **PAUL WILLIAM RYAN**, and resides in the Village of Glenview, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to **LORIBETH COHEN**, of 3112 Crestwood Ln, Glenview, IL 60025, as trustee, of the **LORIBETH COHEN TRUST**, dated **September 13, 2018**, as amended from time to time, as to an undivided 50% interest, and **PAUL WILLIAM RYAN**, of 3112 Crestwood Ln, Glenview, IL 60025, as trustee, of the **PAUL WILLIAM RYAN TRUST**, dated **September 13, 2018**, as amended from time to time,

as to an undivided 50% interest, as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION: LOT 60 IN GLENVIEW WESTBROOK UNIT NO. 2, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 (EXCEPT THE SOUTH 92 FEET) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 50 FEET OF SAID PROPERTY) ALL IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-33-206-014-0000

Address of Real Estate: 3112 Crestwood Ln, Glenview, IL 60025

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

CCRD REVIEW

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

DATED this 13th day of September, 2018

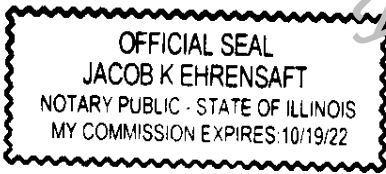
Loribeth Cohen
LORIBETH COHEN

DATED this 13 day of September, 2018

Paul William Ryan
PAUL WILLIAM RYAN, who is signing solely to waive and release the right of homestead.

State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that **LORIBETH COHEN**, who is married to **PAUL WILLIAM RYAN**, and resides in the County of Cook, Village of Glenview, State of Illinois, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 13 day of September, 2018

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

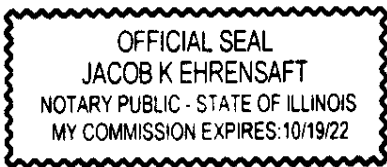
TRUSTEE ACCEPTANCE

The Grantee, **LORIBETH COHEN**, personally known to me to be the TRUSTEE of the **LORIBETH COHEN TRUST**, dated **September 13, 2018**, as amended from time to time, hereby acknowledge and accept this conveyance into said trust.

Loribeth Cohen
LORIBETH COHEN, as trustee of the **LORIBETH COHEN TRUST**, dated **September 13, 2018**, as amended from time to time.

State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **LORIBETH COHEN** personally known to me to be the trustee of the **LORIBETH COHEN TRUST**, dated **September 13, 2018**, as amended from time to time, aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.




Given under my hand and official seal, this 13 day of September, 2018

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

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TRUSTEE ACCEPTANCE

The Grantee, **PAUL WILLIAM RYAN**, personally known to me to be the TRUSTEE of the **PAUL WILLIAM RYAN TRUST**, dated **September 13, 2018**, as amended from time to time, hereby acknowledge and accept this conveyance into said trust.

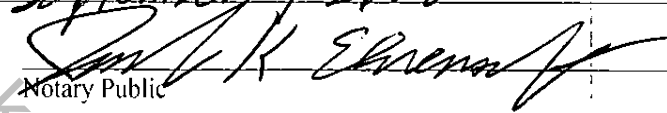


PAUL WILLIAM RYAN, as trustee of the
PAUL WILLIAM RYAN TRUST, dated
September 13, 2018, as amended from time to time.

State of Illinois, County of Cook SS.

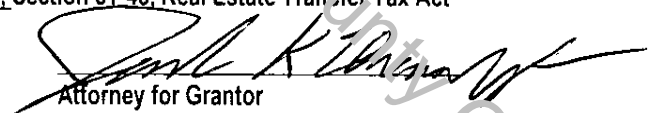
I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **PAUL WILLIAM RYAN** personally known to me to be the trustee of the **PAUL WILLIAM RYAN TRUST**, dated **September 13, 2018**, as amended from time to time, aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes set forth therein.



Given under my hand and official seal, this 13 day of September, 2018
Commission expires 10/19/22

Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

September 13, 2018
Dated


Attorney for Grantor

Prepared By: Jacob K. Ehrensaft, Esq.
& Mail To: LAW OFFICES OF JACOB K EHRENSAFT LLC
241 Golf Mill Professional Building, STE 800
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
LORIBETH COHEN & PAUL RYAN
3112 CRESTWOOD LN
GLENVIEW, IL. 60025

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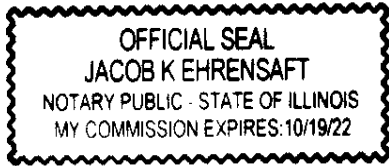
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm and verify that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, 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: 9/13, 2018 Signed: [Signature]
Grantor, LORIBETH COHEN, individually

Subscribed and sworn to before me on

September 13, 2018



[Signature]
Notary Public

The grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 9/13, 2018 Signed: [Signature]
Grantee, LORIBETH COHEN, as trustee of the
LORIBETH COHEN TRUST, dated September 13, 2018,
as amended from time to time

Dated: 9/13, 2018 Signed: [Signature]
Grantee, PAUL WILLIAM RYAN, as trustee of the
PAUL WILLIAM RYAN TRUST, dated September 13, 2018,
as amended from time to time

Subscribed and sworn to before me on

September 13, 2018



[Signature]
Notary Public