

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS

SAMUEL D. KAHAN and TIRZA R. KAHAN,
husband and wife, 2919 West Lunt, Chicago,
Illinois 60645



1831222021D

Doc# 1831222021 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2018 01:16 PM PG: 1 OF 4

of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of TEN and NO/100 DOLLARS, (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to TIRZA RUTH KAHAN, as Trustee under the terms and provisions of a certain Trust Agreement dated the 23RD day of July, 2018, and designated as the TIRZA RUTH KAHAN DECLARATION OF TRUST, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See attached Schedule for legal description.)

Permanent Index Number (PIN): 10-36-110-012

Address of Real Estate: 2919 West Lunt, Chicago, Illinois 60645

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust 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 or, any terms, grant options to purchase, contract to sell, 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 herein, as security for advances or loan, (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole 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 enquire 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 instruments so executed was pursuant to and in accordance with the authority granted in 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 Agreements 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the person or persons named in the Trust Agreement are then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

CRD REVIEW *[Signature]*

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

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 21 day of Sept, 2018

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURES

Samuel D. Kahan (SEAL)
SAMUEL D. KAHAN

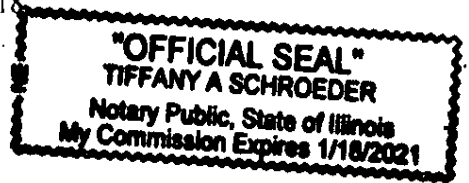
Tirza Ruth Kahan (SEAL)
TIRZA R. KAHAN

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 SAMUEL D. KAHAN and TIRZA R. KAHAN, husband and wife, 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 said instrument as free and voluntary acts, 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 21st day of Sept, 2018

[Signature]
Notary Public



This instrument was prepared by: Barry E. Semer, 30 North LaSalle Street, Suite 2040, Chicago, Illinois 60602.

MAIL TO:

Barry E. Semer
30 North LaSalle Street, Suite 2040
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

TIRZA RUTH KAHAN
2919 West Lunt
Chicago, Illinois 60645

ACCEPTANCE OF TITLE

The undersigned, TIRZA RUTH KAHAN, as trustee of the TIRZA RUTH KAHAN DECLARATION OF TRUST dated the 23rd day of July 2018, does hereby accept the title transferred to said trust under the deed in trust dated _____, 2018.

Dated as of September 21, 2018.

Tirza Ruth Kahan
TIRZA RUTH KAHAN, as Trustee aforesaid

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SCHEDULE ATTACHED TO A DEED IN TRUST
FROM SAMUEL D. KAHAN AND TIRZA R. KAHAN, HUSBAND AND WIFE
TO THE TIRZA RUTH KAHAN DECLARATION OF TRUST

LEGAL DESCRIPTION OF THE REAL ESTATE

Lot 6 and the east half of lot 7 in Archibald's second addition to Rogers Park, being a subdivision of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of lot 1 (except the east 646 feet thereof) in Circuit Court partition of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 36, township 41 north, range 13 east of the third principal meridian, in Cook County, Illinois

REAL ESTATE TRANSFER TAX 08-Nov-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

10-36-110-012-0000 | 20181101630253 | 2-041-324-192

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX 08-Nov-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

10-36-110-012-0000 | 20181101630253 | 0-689-521-312


Property of Cook County Clerk's Office

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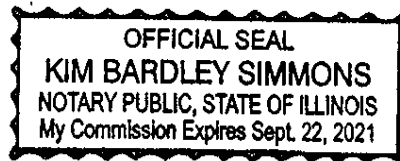
STATEMENT BY GRANTORS AND GRANTEES

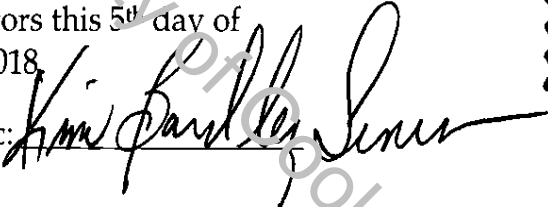
The **Grantors** affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 5, 2018

Signature 
Grantors' Agent

Subscribed and Sworn to before me by said Grantors this 5th day of November, 2018.



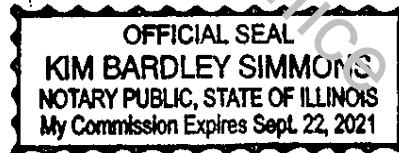
Notary Public: 

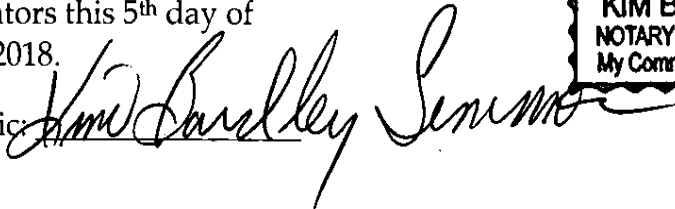
The **Grantees** affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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: November 5, 2018

Signature 
Grantees' Agent

Subscribed and Sworn to before me by said Grantors this 5th day of November, 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.