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DEED IN TRUST (ILLINOIS)

Doc#: 1835313121 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/19/2018 10:36 AM Pg: 1 of 3

**NORTH AMERICAN
TITLE COMPANY**

18-241149

Dec ID 20180901689261
ST/CO Stamp 2-147-211-424 ST Tax \$1,660.00 CO Tax \$830.00
City Stamp 1-555-519-648 City Tax: \$17,430.00

THE GRANTORS, **JOSEPH RAVIV and STACY RAVIV**, his wife, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS TO **LOUIS C. SUDLER, JR., AS TRUSTEE OF THE LOUIS C. SUDLER, JR. 1993 TRUST DATED DECEMBER 17, 1993, AND LAURA SUDLER, AS TRUSTEE OF THE LAURA SUDLER 1993 TRUST DATED DECEMBER 17, 1993**, each as to an undivided one-half interest, the beneficial interests in said trusts being held by Louis C. Sudler, Jr. and Laura Sudler, husband and wife, as TENANTS BY THE ENTIRETY, 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:

UNIT NUMBER 7-A IN MARLBOROUGH CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 39, 40, 41 AND 42 IN THE SUBDIVISION OF LOT 1B1 (EXCEPT THE SOUTH 320 FEET THEREOF) IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 39 HERETOFORE DEDICATED FOR STREET ALSO EXCEPTING FROM SAID PREMISES THAT PART THEREOF AS LIES NORTH OF THE SOUTH LINE OF LOT 16 IN THE SUBDIVISION OF BLOCK 3 OF OUTLOT "A" IN SAID WRIGHTWOOD) ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26712365 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowner's or condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

permanent real estate index number(s): 14-28-318-078-1075

address of real estate: 2608 N. Lakeview, Apt. 7-A
Chicago, Illinois 60614

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.

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Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 authorities 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 trustees 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, (a) 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; (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 agreement 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 a 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

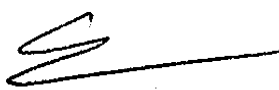
And the said grantors hereby expressly waive and release any and all right or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal this 27 day of September, 2018.



JOSEPH RAVIV



STACY RAVIV

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 **JOSEPH RAVIV and STACY RAVIV**, his 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 their 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 27 day of September, 2018.



NOTARY PUBLIC
commission expires 5/6/22



THIS INSTRUMENT PREPARED BY:

Adam M. Heiman
BENJAMIN, GUSSIN & ASSOCIATES
801 Skokie Boulevard, Suite 100
Northbrook, Illinois 60062

MAIL TO:

Leo Aubel
Howard and Howard
200 S. Michigan Avenue
Suite 1100
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

**LOUIS C. SUDLER, Jr., as Trustee of the
Louis C. Sudler, Jr. 1993 Trust dated
12/17/93 and LAURA SUDLER, as
as Trustee of the Laura Sudler 1993
Trust dated 12/17/93**
2608 N. Lakeview, Apt. 7-A
Chicago, Illinois 60614