

UNOFFICIAL COPY

**DEED IN TRUST**  
Statutory (Illinois)



MAIL TO:

John E. Fish, Ltd.  
1751 Lake Cook Road  
Suite 400  
Deerfield, Illinois 60015

Doc# 1901055020 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2019 11:13 AM PG: 1 OF 5

MAIL SUBSEQUENT TAX BILLS TO:

**ARNOLD L. SLUTSKY, Trustee**  
**MICHELE J. SLUTSKY, Trustee**  
516 Parkview Terrace, Unit # 301  
Buffalo Grove, Illinois 60089

THE GRANTORS, **ARNOLD SLUTSKY a/k/a ARNOLD L. SLUTSKY**, and **MICHELE J. SLUTSKY**, husband and wife, of the Village of Buffalo Grove, County of Cook, State of Illinois, for and in consideration of Ten Dollars in hand paid, **CONVEY** and **WARRANT** unto **ARNOLD L. SLUTSKY, GRANTEE**, 516 Parkview Terrace, Unit # 301, Buffalo Grove, Illinois 60089, as Trustee under the provisions of a certain Trust Agreement dated December 6<sup>th</sup>, 2018 and known as the Arnold L. Slutsky Trust (hereinafter referred to as "said trustee," regardless of the number of trustees), of which trust he is the sole trustee and the sole primary beneficiary, and **MICHELE J. SLUTSKY, GRANTEE**, 516 Parkview Terrace, Unit # 301, Buffalo Grove, Illinois 60089, as Trustee under the provisions of a certain Trust Agreement dated December 6<sup>th</sup>, 2018 and known as the Michele J. Slutsky Trust (hereinafter referred to as "said trustee," regardless of the number of trustees), of which trust she is the sole trustee and the sole primary beneficiary, said beneficial interests of said trusts being held by said husband and wife not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

*See Legal Description Rider attached hereto and made a part hereof.*

PERMANENT REAL ESTATE INDEX NUMBER: 03-08-201-045-1012  
ADDRESS OF REAL ESTATE: 516 Parkview Terrace, Unit # 301, Buffalo Grove, Illinois 60089

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trusts 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 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 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

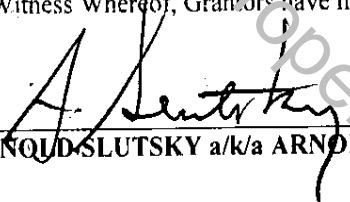
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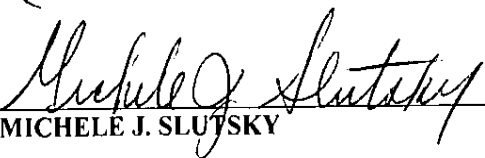
trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery 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 under said Trust Agreement 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 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.

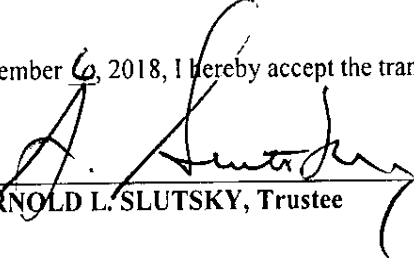
In Witness Whereof, Grantors have hereunto set their hands and seals this 6<sup>th</sup> day of December, 2018.

  
ARNOLD SLUTSKY a/k/a ARNOLD L. SLUTSKY

  
MICHELE J. SLUTSKY

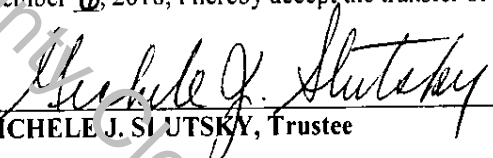
**Trustee Acceptance:** As Trustee of the Arnold L. Slutsky Trust dated December 6, 2018, I hereby accept the transfer of the above real estate.

Date: December 6<sup>th</sup>, 2018

  
ARNOLD L. SLUTSKY, Trustee

**Trustee Acceptance:** As Trustee of the Michele J. Slutsky Trust dated December 6, 2018, I hereby accept the transfer of the above real estate.

Date: December 6<sup>th</sup>, 2018

  
MICHELE J. SLUTSKY, Trustee

Property of Cook County Clerk's Office

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State of Illinois )  
 ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ARNOLD SLUTSKY a/k/a ARNOLD L. SLUTSKY**, and **MICHELE J. SLUTSKY**, 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 their free and voluntary act, individually and as trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of December, 2018.

Commission expires:

Laura M. Bertram  
Notary Public



### COUNTY-ILLINOIS TRANSFER STAMPS

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Sub Par. e & Cook County Ord. 93-0-27 Par. e

DATED: 12-6-18 John E. Fish, Atty.

This instrument was prepared by: John E. Fish, 1751 Lake Cook Road, Suite 400, Deerfield, Illinois 60015

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## LEGAL DESCRIPTION

Unit ~~30~~ in Building ~~3~~ in the Coves of Buffalo Grove Condominium, as delineated on a Survey of a part of Lot 1 in Edward Schwartz & Co.'s Coves of Buffalo Grove, being a Subdivision of that part of the North 653.45 feet of the East One-Half of the Northeast One-Quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, lying West of the East 840 feet thereof (except the North 495 feet of the above tract) pursuant to Plat of Subdivision recorded December 22, 1994, as Document Number 04068268 in Cook County, Illinois, which Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the Coves of Buffalo Grove Condominium made by LaSalle National Trust, N.A., a national banking association, as Trustee under Trust Agreement dated November 16, 1992, and known as Trust No. 11755110, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on March 23, 1995, as Document Number 95196587, together with the undivided percentage interest appurtenant to said Unit in the Property described in said Declaration of Condominium, as may be amended from time to time, excepting the Units as defined and set forth in the Declaration and Survey, as may be amended from time to time, in Cook County, Illinois.

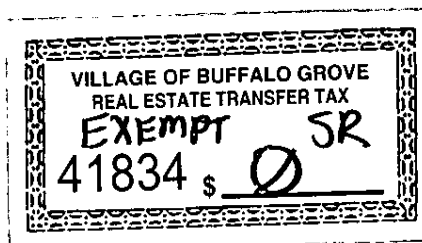
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to covenants, conditions, easements and restrictions of record and general taxes for the year 2017 and all subsequent years.

Permanent Real Estate Index Number: 03-08-201-045-1012

Address of Real Estate: 516 Parkview Terrace, Unit # 301, Buffalo Grove, Illinois 60089

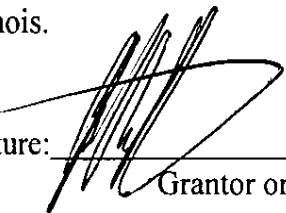


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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's 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: 1-3, 2019

Signature:  \_\_\_\_\_  
Grantor or Agent

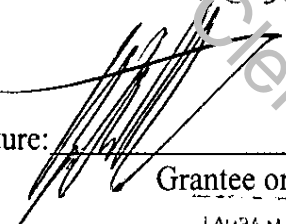
Subscribed and sworn to before me on January 3, 2019.

  
NOTARY PUBLIC




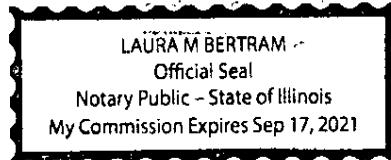
The grantee or grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 1-3, 2019.

Signature:  \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me on January 3, 2019.

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

