

UNOFFICIAL COPY

DEED IN TRUST

Statutory (Illinois)

MAIL TO:

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

MAIL SUBSEQUENT TAX BILLS TO:

JONATHAN A. FOX, Trustee
KAREN J. FOX, Trustee
386 Fairview Avenue
Winnetka, Illinois 60093



Doc# 1901855136 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2019 03:01 PM PG: 1 OF 5

THE GRANTORS, **JONATHAN A. FOX**, and **KAREN J. FOX**, husband and wife, of the Village of Winnetka, County of Cook, State of Illinois, for and in consideration of Ten Dollars in hand paid, **CONVEY** and **WARRANT** unto **JONATHAN A. FOX**, GRANTEE, 386 Fairview Avenue, Winnetka, Illinois 60093, as Trustee of the Jonathan A. Fox Trust established under the provisions of a certain trust agreement dated October 16, 1996 (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 **KAREN J. FOX**, GRANTEE, 386 Fairview Avenue, Winnetka, Illinois 60093, as Trustee of the Karen J. Fox Trust established under the provisions of a certain trust agreement dated October 16, 1996 (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 ATTACHED LEGAL DESCRIPTION

PERMANENT REAL ESTATE INDEX NUMBER: 05-21-132-003-0000

ADDRESS OF REAL ESTATE: 386 Fairview Avenue, Winnetka, Illinois 60093

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 99 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

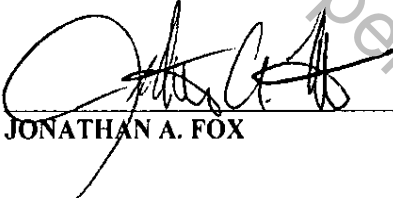
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to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in 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.

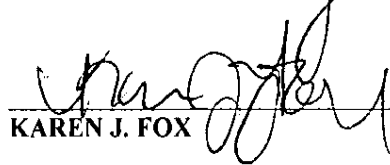
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal 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 8th day of January, 2019.



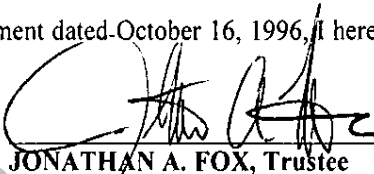
JONATHAN A. FOX



KAREN J. FOX

Trustee Acceptance: As Trustee of the Jonathan A. Fox Trust Agreement dated October 16, 1996, I hereby accept the transfer of the above real estate.


Date: January 8th, 2019



JONATHAN A. FOX, Trustee

Trustee Acceptance: As Trustee of the Karen J. Fox Trust Agreement dated October 16, 1996, I hereby accept the transfer of the above real estate.

Date: January 8, 2019



KAREN J. FOX, Trustee

1/10/19
1:15 PM

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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 **JONATHAN A. FOX**, and **KAREN J. FOX**, 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 8 day of January, 2019.

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: 1-8-19 John E. Fish Atty.

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION**

THE NORTH 186.25 FEET OF LOT 5 IN GRAVER'S SUBDIVISION IN WINNETKA IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED ON JANUARY 31, 1882 AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT AND RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF 186.25 FEET MORE OR LESS, TO A POINT EQUIDISTANT BETWEEN THE SOUTH LINE OF ASH STREET AND THE NORTH LINE OF WILLOW STREET, THENCE EAST PARALLEL TO THE NORTH LINE OF WILLOW STREET 150 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT TO THE SOUTH WESTERLY LINE OF FAIRVIEW AVENUE AND THENCE NORTH WESTERLY ALONG THE SAID SOUTH WESTERLY LINE OF FAIRVIEW AVENUE TO THE SOUTH LINE OF ASH STREET, THENCE WEST ON THE SOUTH LINE OF ASH STREET TO THE PLACE OF BEGINNING. ALSO EXCEPT THEREFROM THAT PART THEREOF LYING EAST OF A LINE PARALLEL TO AND 224.85 FEET EAST OF THE WEST LINE OF SAID LOT, IN COOK COUNTY, ILLINOIS PIN NUMBER 05-21-132-003

Subject to covenants, conditions, easements and restrictions of record and general taxes for the year 2018 and all subsequent years.

Permanent Real Estate Index Number: 05-21-132-003-0000

Address of Real Estate: 386 Fairview Avenue, Winnetka, Illinois 60093

County of Cook Clerk's Office

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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: 1-11, 2019

Signature: _____

Grantor or Agent

Subscribed and sworn to before me on January 16, 2019.

Laura M Bertram
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: 1-16, 2019.

Signature: _____

Grantee or Agent

Subscribed and sworn to before me on January 16, 2019.

Laura M Bertram
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.)

