

# UNOFFICIAL COPY

2/2

**QUIT CLAIM DEED IN TRUST**

Doc#: 1902857205 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/28/2019 01:06 PM Pg: 1 of 4

Dec ID 20190101686528  
ST/CO Stamp 1-518-096-800

**THIS INDENTURE WITNESSETH**, that the grantor, **MARC GOLDBERG**, of the County of Cook and State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** unto:

**MARC GOLDBERG AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 20 DAY OF Decent, 2018 AND KNOWN AS THE GOLDBERG HOUSE TRUST**, of 4421 N Seminole Dr., Glenview, IL 60026

the following described Real Estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: ALL THAT PART OF LOT 102 LYING NORTHWESTERLY OF A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 102, 42.03 FEET, AS MEASURED ALONG SAID NORTHEASTERLY LINE, SOUTHEASTERLY OF THE MOST NORTHERLY CORNER OF SAID LOT 102, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 102, 29.82 FEET AS MEASURED ALONG SAID SOUTHWESTERLY LINE, SOUTHEASTERLY OF THE MOST WESTERLY CORNER OF SAID LOT 102, IN THE VILLAS OF INDIAN RIDGE, BEING A RESUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1997 AS DOCUMENT 97215846, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE VILLAS OF INDIAN RIDGE RECORDED APRIL 4, 1997 AS DOCUMENT NUMBER 97235373 AND AMENDMENT THERETO RECORDED APRIL 4, 1997 AS DOCUMENT NUMBER 97235374.

**SUBJECT TO:** general real estate taxes not yet due and payable.

Permanent Identification Number: 04-20-104-026-0000

Address of Real Estate: 4421 N Seminole Dr., Glenview, IL 60026

# UNOFFICIAL COPY

**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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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, 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.

And the said grantor hereby expressly waives 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, the grantors aforesaid have hereunto set their hands and seals this 20<sup>th</sup> day of December, 2018

Marc Goldberg (SEAL)  
MARC GOLDBERG

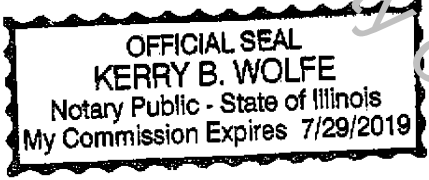
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK

I, Kerry B Wolfe, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARC GOLDBERG personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal, this 20<sup>th</sup> day of Dec, 2018

Kerry B Wolfe  
Notary Public



EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31-45,  
REAL ESTATE TRANSFER TAX LAW

DATE: Dec - 20<sup>th</sup>, 2018

Marc Goldberg  
Signature of Buyer, Seller, or Representative

**Prepared by and mail to:** Kerry B. Wolfe  
Law Offices of Kerry B. Wolfe, P.C.  
126 Park Lane  
Deerfield, Illinois 60015

**Name & Address of Taxpayer:** Marc Goldberg, Trustee  
4421 N Seminole Dr.  
Glenview, IL 60026

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 20 | 2018

SIGNATURE: Marc Goldberg  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

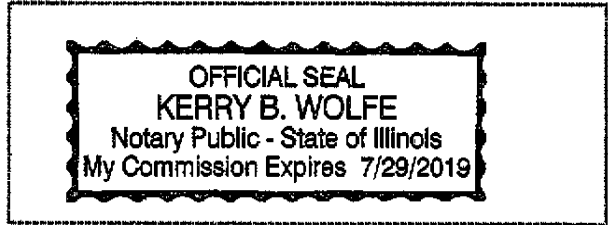
Kerry B Wolfe

By the said (Name of Grantor): Marc Goldberg

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 20 | 2018

NOTARY SIGNATURE: Kerry B Wolfe



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 20 | 2018

SIGNATURE: Marc Goldberg  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

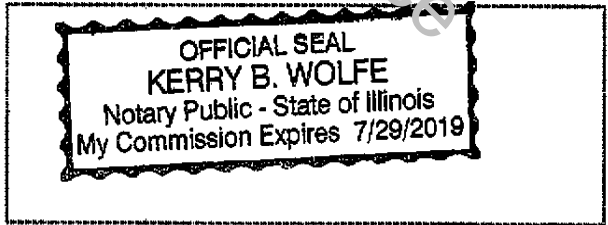
Kerry B Wolfe

By the said (Name of Grantee): Marc Goldberg, Jr

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 20 | 2018

NOTARY SIGNATURE: Kerry B Wolfe



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)