UNOFFICIAL COPY

DEED IN TRUST

THIS INDENTURE
WITNESSETH, That the Grantors,
HYMIE KAVIN and MARLENE
KAVIN, husband and wife, of the
City of Evanston, County of Cook
and State of Illinois, for and in
consideration of TEN and NO/100
(\$10.00) Dollars and other good and
valuable considerations in hand paid,
Convey and Warrant an undivided
one-half interest unto HYMIE
KAVIN, as Trustee of the HYMIE
KAVIN TRUST DATED AUGUST 6,
1996, and an undivided one-half
interest unto MARLENE KAVIN, as



Doc# 1907855062 Fee \$42.00

'RHSP FEE:\$9.00 RPRF FEE: \$1.00 AFFIDAUIT FEE: \$2.00 EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/19/2019 10:31 AM PG: 1 OF 3

Trustee of the MARIENE KAVIN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 14, 1997, whose address is 2515 Prairie Ave., Unit 1E, City of Evanston, State of Illinois, all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

UNITS 1E AND P-1 IN THE PRAIRIE AVENUE OF EVANSTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 17 IN BLOCK 16 IN NORTH EVANSTON, BEING A SUBDIVISION OF PART OF SMITH'S SUBDIVISION OF THE SOUTH PART OF QUILMETTE RESERVE IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

Which survey is attached to Declap, tion of Condominium recorded June 5, 2003 as Document 0315610154 together with its undivided percentage interest in the common elements.

Property Address: 2515 Prairie, Unit 1E & P-1, Evanston, I. 60201

Permanent Index Numbers. 10-12-200-040-1001 & 10-12-200-040-1009

TO HAVE AND TO HOLD the said premises with all hereditan ents and appurtenances thereunto belonging or in anywise appertaining upon the trusts and for the uses and proposes herein and in said trust instrument referred to above.

Full power and authority is hereby granted to said trustee to: improve; manage; subdivide; contract to sell; grant options to purchase; sell on any terms; convey either with or without consideration; convey 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; donate; dedicate; mortgage or otherwise encumber; least upon any terms and for any period of time; partition or exchange for other real or personal property; grant east continuous or charges of any kind; release; convey or assign any right, title or interest in or about or easement appurtenant; and to deal with said property in all other ways as it would be lawful for any person owning the same to deal with the same, 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 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 of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust, and every deed, mortgage, lease or other instrument executed by said trustee shall be conclusive evidence in favor of every person relying upon any such conveyance or other instrument, (a) that at the time of the delivery thereof the trust created by said trust declaration 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 said trust declaration or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor in trust that such successor in trust has been properly appointed and is fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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The interest of each beneficiary hereunder and of all persons claiming under 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 interest, legal or equitable, in and 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, the Grantors aforesaid have hereunto set their hands and seals this _	110
day of february, 2019.	
My (SEAL) MC	(SEAL)
HYMIE KAVIN MARDENE KAVIN	_` ′
STATE OF ILLINOIS) SS.	
COUNTY OF COO.	

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that HYMIE KAVIN and MARLENE KAVIN, husboald 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 sail 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 notarial seal this Notary Public "OFFICIAL SEAL" **BROOKE BERNING PEPPEY** Notary Public, State of Illinois CITY OF EVANSTON 4 My Commission Expires 12/20/2021

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING IS TO BE RETURNED TO:

Brooke Berning Peppey Padgitt, Padgitt & Peppey Ltd. 560 Green Bay Road, Suite 100 Winnetka, Illinois 60093

TAXPAYAR NAME AND ADDRESS:

Hymie Kavin and Marlene Kavin, Trustees 2515 Prairie, Unit LE Evanston, IL 60201

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT

NTOR/GRANTEE OR/AGENT

REAL ESTATE	TDANSFER	TAX	19-Mar-2019
REAL ESTATE	TIVALEDI TI	COUNTY:	0.00
2019	(ar)	ILLINOIS:	0.00
		TOTAL:	0.00
10-12-200	-040-1001	20190201697383	0-980-268-448

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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: 2019	SIGNATURE: Brunks			
	GRANTOR OF ACENT			
GRANTOR NOTARY SECTION: The below section is to be completed by	the NOTARY who witnesses the GRANTOR signature.			
Subscribed and swcin to before me, Name of Notary Public:	Theresa Paine			
By the said (Name of Grantor): hooke B. Peppey	AFFIX NOTARY STAMP BELOW			
On this date of: 2 11 1.20/9	"OFFICIAL SEAL" THERESA PAINE			
NOTARY SIGNATURE: Moun Princ	Notary Public, State of Illinois My Commission Expires 8/21/2022			
4				
GRANTEE SECTION				
The GRANTEE or her/his agent affirms and verifies that the name	for the GRANTEE shown on the deed or assignment			
of beneficial interest (ABI) in a land trust is either a natural person	n, an illinois corporation or foreign corporation			
authorized to do business or acquire and hold title to real estate in	n Illinois, a partnership authorized to do business or			
acquire and hold title to real estate in Illinois or other entity recogn	nized as a person and authorized to do business or			
acquire and hold title to real estate under the laws of the State of	fllinois.			
DATED: 2 11 , 20 9	SIGNATURE: Prince			
	GRANTEE of 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:	Theresa Pane			
By the said (Name of Grantee): Booke B. Peppey	AFFIX NOTARY STAM! BLIOW			
On this date of: 2 1 20 19	"OFFICIAL SEAL"			
M =0 -	THERESA PAINE			
NOTARY SIGNATURE: Hum / Am.	Notary Public, State of Illinois My Commission Expires 8/21/2022			
	······································			
ODIMINALLI	ABILITY 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)