

# UNOFFICIAL COPY

## DEED IN TRUST

Warranty (Illinois)

MAIL TO: Karen A. Lamont  
1824 Stewart Avenue  
Park Ridge, IL 60068

### TAXPAYER NAME & ADDRESS

Paula LaBree-Martin  
2211 Birch Street  
Park Ridge, IL 60068



\*1910645007D\*

Doc# 1910645007 Fee \$48.25

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2019 09:25 AM PG: 1 OF 5

The Grantor(s), **PAULA LaBREE-MARTIN**, a legally separated woman, 2211 Birch Street, Park Ridge, Illinois 60068, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Grantee, **PAULA LaBREE-MARTIN, Trustee, under the PAULA LaBREE-MARTIN REVOCABLE TRUST dated June 14, 1999, and any amendments thereto**, 2211 Birch Street, Park Ridge, Illinois 60068, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Lot 46 in Block 3 in L.R. McDonald's Park Ridge North, being the North 1/2 of the Southeast 1/4 of Section 22, Township 41 North, Range 12, East of the Third Principal Meridian, and the East 165 Feet (measured at right angles to the East line thereof) of the Northeast 1/4 of the Southwest 1/4 of Section 22, aforesaid, in Cook County Illinois.

Subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

### REAL ESTATE TRANSFER TAX

10-Apr-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

09-22-416-006-0000

| 20190301615901 | 0-271-029-152

S Y  
P 5-66  
S N  
M N  
SC Y  
E N  
INTAVL  
D4-8-19

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Permanent Index Number: 09-22-416-006-0000

Property Address: 2211 Birch Street, Park Ridge, Illinois 60068

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON [PAGES 3 AND 4] OF THIS INSTRUMENT ARE MADE A PART HEREOF.

In Witness Whereof, the Grantors have caused their names to be signed to this deed, this 28<sup>th</sup> day of December, 2018.

*Paula LaBree-Martin*  
**PAULA LaBREE-MARTIN**



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 45469

State of Illinois )  
County of Cook )

ss

I, the undersigned, a notary public in and for said County and State do hereby certify that **PAULA LaBREE-MARTIN**, 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 she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28<sup>th</sup> day of December, 2018.



*Arthur J. Lopatka, Jr.*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: Karen A. Lamont  
1824 Stewart Avenue  
Park Ridge, IL 60068

\*Legally separated husband of grantor has no homestead rights in this

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property.

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 exemption or homesteads from sale on execution or otherwise.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on 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 on 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person [including the Recorder of the aforesaid county] relying on 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 all amendments thereof, if

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any, and binding on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her, or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually [and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof]. All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in each Trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.

Exempt under the provisions of Paragraph e Section 31-45, Property Tax Code

12.28.18

Date

Paula LaBue Martin  
Buyer, Seller or Representative

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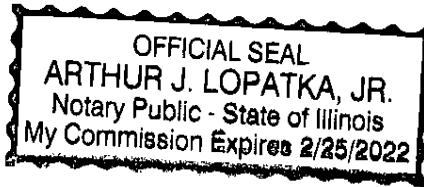
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 December 28, 2018

Signature: *Paula Labree Martin*  
Grantor or Agent

Subscribed and sworn to before me  
By the said PAULA LABREE-MARTIN  
This 28TH day of DECEMBER, 2018  
Notary Public *[Signature]*



The **grantee** or his 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 title to real estate under the laws of the State of Illinois.

Date December 28, 2018

Signature: *Paula Labree Martin*  
Grantee or Agent

Subscribed and sworn to before me  
By the said PAULA LABREE-MARTIN  
This 28TH day of DECEMBER, 2018  
Notary Public *[Signature]*



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