

# UNOFFICIAL COPY

## DEED IN TRUST



\*1912617029D\*

Doc# 1912617029 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/06/2019 11:29 AM PG: 1 OF 4

**THIS INDENTURE WITNESSETH**, that JORDAN KAPLAN, a widower, of 1947 Beechnut, Northbrook, IL 60062, County of Cook, State of Illinois, **GRANTOR**, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS and QUITCLAIMS** to JORDAN KAPLAN, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE JORDAN KAPLAN DECLARATION OF TRUST DATED APRIL 17, 1997, of 1947 Beechnut, Northbrook, IL 60062, under the provisions of said trust agreement and unto all and every successor or successors in trust under said trust agreement, **GRANTEE**, the following described real estate located in the County of Cook, State of Illinois to wit:

(above for recorders use only)

LOT 2 IN BLOCK 11 IN GLENBROOK COUNTRYSIDED, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 3 AND PART OF THE NORTH EAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1946 AS DOCUMENT 13802722 IN COOK COUNTY, ILLINOIS.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; GENERAL REAL ESTTE TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

**Permanent Real Estate Index Number:** 04-03-103-028-0000

**Address of Real Estate:** 1947 Beechnut, Northbrook, IL 60062

**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 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 of part thereof, and to subdivide 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 the said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in future, 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,

REAL ESTATE TRANSFER TAX

06-May-2019



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

04-03-103-028-0000

| 20190501665181 | 1-539-184-544

# UNOFFICIAL COPY

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 and 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obliged or privilege 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) the 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, 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.

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 same Grantor hereby expressly waives and releases any and all right or benefit, providing for the exemption of Homestead from the sale on execution or otherwise.

**IN WITNESS WHEREOF**, the Grantor aforesaid has hereunto set his hand and seal this 25 day of APRIL, 2019.

Jordan Kaplan

# UNOFFICIAL COPY

JORDAN KAPLAN

**EXEMPT UNDER PROVISIONS OF PARAGRAPH 4e, SECTION 31-45,  
REAL ESTATE TRANSFER TAX LAW.**

Dated: APRIL 25, 2019

Jordan Kaplan, Representative

As trustee of the Jordan Kaplan Declaration of Trust dated April 17, 1997, I hereby accept the conveyance of the aforementioned real estate on this 25 day of APRIL, 2019

JORDAN KAPLAN DECLARATION OF TRUST  
DATED APRIL 17, 1997

By: Jordan Kaplan, Trustee

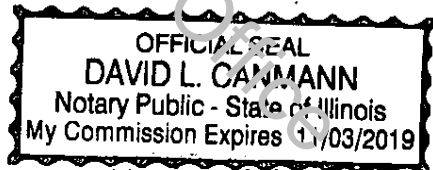
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JORDAN KAPLAN, 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.

Given under my hand and official seal, this 25<sup>th</sup> day of April, 2019.

Commission expires 11/3, 2019.

David L. Canmann, Notary Public



This instrument prepared by: David L. Canmann, 111 W. Washington - Suite 1863, Chicago, IL 60602.

"Drafter has not examined and makes no representations respecting title to the property or survey"

**MAIL TO:**  
David L. Canmann  
111 W. Washington St #1863  
Chicago, IL 60602

**SEND TAX BILL TO:**  
Jordan Kaplan  
1947 Beechnut  
Northbrook, IL 60062

# 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: May 13, 2019

SIGNATURE: [Signature]  
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:

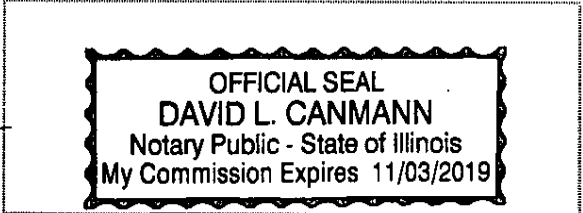
David L. Canmann

By the said (Name of Grantor): David Chalken, Agent

On this date of: May 13, 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: May 13, 2019

SIGNATURE: [Signature]  
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:

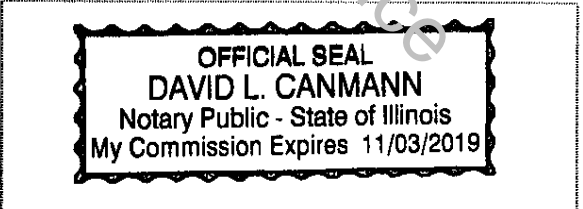
David L. Canmann

By the said (Name of Grantee): David Chalken, Agent

On this date of: May 13, 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)**