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Quit Claim Deed in Trust (Tenants by The Entirety)

AFTER RECORDING
MAIL TO TAXPAYER:

Sandra Bothfeld Brown and
Charles Albert Brown
1115 Hull Terrace
Evanston, IL 60202



Doc# 1915717039 Fee \$88.00

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

EDUARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/06/2019 10:51 AM PG: 1 OF 4

(Above Space for County Recorder's Use)

The Grantors, Sandra B. Brown and Charles A. Brown, married to each other, of 1115 Hull Terrace, Evanston, IL 60202, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to the Grantees, Sandra Bothfeld Brown, or her Successor in Trust, as the Trustee of Sandra Bothfeld Brown Revocable Trust, dated March 28, 2018, and Charles Albert Brown, or his Successor in Trust, as Trustee of the Charles Albert Brown Revocable Trust, dated March 28, 2018 of which Sandra Bothfeld Brown and Charles Albert Brown are the primary beneficiaries, an interest in the following described real estate, said beneficial interest to be held not as Tenants in Common but as Tenants by The Entirety, situated in the County of Cook, in the State of Illinois, to wit:

LOT 74 IN WHYTE AND BELL CONSTRUCTION COMPANY'S RE-SUBDIVISION OF THE SOUTH 8 FEET OF LOT 1, LOTS 2 TO 19 INCLUSIVE AND LOTS 20 TO 31 INCLUSIVE IN BLOCK 2, LOTS 5 TO 32 INCLUSIVE IN BLOCK 3, LOTS 1 TO 12 INCLUSIVE IN BLOCK 4, LOTS 1 TO 12 INCLUSIVE IN BLOCK 5 AND LOT 3 IN BLOCK 6 ALL IN THE AUSTIN RIDGE SUBDIVISION OF SOUTH EVANSTON IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number(s): 11-30-106-019-0000

Property Address: 1115 Hull Terrace, Evanston, Illinois 60202

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

CITY OF EVANSTON
EXEMPTION

S Y
P Y
S I
M I
SC Y
E I
INT JA

REAL ESTATE TRANSFER TAX 06-Jun-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

11-30-106-019-0000 | 20190601694636 | 1-483-947-936

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1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that she/he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act or upon his or her removal from the County, the Successor Trustee IN ACCORDANCE WITH DECLARATION OF TRUST is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER ACT.

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Dated this 28 day of December, 2018.

Sandra Bothfeld Brown
Sandra Bothfeld Brown

Charles Albert Brown
Charles Albert Brown

TRUSTEE ACCEPTANCE

The Grantee, Sandra Bothfeld Brown, as Trustee under the provisions of a trust dated December 28, 2018, hereby acknowledges and accepts this conveyance into the said trust.

Dated this 28 day of December, 2018.

Sandra Bothfeld Brown
Sandra Bothfeld Brown

The Grantee, Charles Albert Brown, as Trustee under the provisions of the trust dated December 28, 2018, hereby acknowledges and accepts this Conveyance in the said trust.

Dated this 28 day of December, 2018

Charles Albert Brown
Charles Albert Brown

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sandra Bothfeld Brown and Charles Albert Brown, 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, 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 December 28th 2018.

Lisa N. Hadzima
Notary Public



THIS DEED PREPARED BY:

Central Law Group P.C.
2822 Central Street, Suite 300
Evanston, IL 60201
847-866-0124

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 28 2018

Signature: _____

Andrew D. Werth, Agent for Grantor

Subscribed and sworn to before me
by the said Andrew D. Werth, this December 28 2018

Notary Public _____

Lisa N. Hadzima



The Grantee(s) or his/her Agent affirms and verifies that the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 28 2018

Signature: _____

Andrew D. Werth, Agent for Grantor

Subscribed and sworn to before me
by the said Andrew D. Werth, this December 28 2018

Notary Public _____

Lisa N. Hadzima



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.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45, Sub par. E and Cook County Ord. 93-0-27 par. E.

Dated: December 28 2018

Signature: _____

Andrew D. Werth