

UNOFFICIAL COPY



1918413111

Doc# 1918413111 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2019 10:38 AM PG: 1 OF 4

Prepared by and after recording, MAIL TO:
Nora Hurley Marsh, Attorney
Richards & Marsh
200 S. Frontage Road, Suite 322
Burr Ridge, IL 60527

Mail Future Real Estate Tax Bills to:
Rita D. Stoss-Michaels, trustee
801 Village Center Drive, Unit 205
Burr Ridge, IL 60527

DEED IN TRUST

THE GRANTOR, Rita D. Stoss-Michaels, widow not since remarried and not a party to a civil union, whose address is: 801 Village Center Drive, Unit 205, Burr Ridge, IL 60527, County of Cook, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Rita D. Stoss-Michaels, not personally, but as Trustee, under the terms and provisions of the RITA D. STOSS-MICHAELS TRUST dated June 19, 2019 and to any and all successors as Trustee(s) appointed under said Trust Agreement, or who may be legally appointed, whose address is: 801 Village Center Drive, Unit 205, Burr Ridge, IL 60527, GRANTEE, the following described real estate:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

PIN: 18-30-300-057-1005

Address of Real Estate: 801 Village Center Drive, Unit 205, Burr Ridge, IL 60527

Subject to: covenants, conditions and restrictions of record as well as general real estate taxes not yet due and payable.

Exempt under the provisions of 35 ILCS 200/31-45 (e), [Real Estate Transfer Tax Law].

Nora Hurley Marsh
Nora Hurley Marsh, Attorney at Law

Date: June 19, 2019

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

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 herein, 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 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

SY
PH
SM
SC
E
INT

UNOFFICIAL COPY

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 described above as 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 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 or refusal of the Trustee herein named to act, or upon his/her removal from the County, the Successor Trustee appointed in the Trust is then appointed herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases 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.

Dated this 19th day of June, 2019.

Rita D. Stoss-Michaels
Rita D. Stoss-Michaels

The foregoing transfer of title/conveyance is hereby accepted by Rita D. Stoss-Michaels, Trustee under the provisions of the Rita D. Stoss-Michaels, Trust dated June 19, 2019.

Rita D. Stoss-Michaels
Rita D. Stoss Michaels, trustee

STATE OF ILLINOIS, COUNTY OF DUPAGE) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rita D. Stoss Michaels, personally known to me to be the same person whose name is subscribed to the foregoing instrument both individually and as Trustee, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 OFFICIAL SEAL this 19th day of June, 2019.

Nora Hurley Marsh
Notary Public
My Commission Expires: 11/6/2022

[SEAL]



UNOFFICIAL COPY

EXHIBIT A

Legal Description: PARCEL 1:

UNIT 205 IN 801 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5B-2 IN THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 2, 2008 AS DOCUMENT 0833803064, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-137 AND P-139, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 3:



THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S-68, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.

Permanent Index Number(s): 18-30-300-057-1005

Property Address: 801 Village Center Dr., Unit 205, Burr Ridge, IL 60527

REAL ESTATE TRANSFER TAX		03-Jul-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
18-30-300-057-1005		20190601607961 1-521-248-352	

UNOFFICIAL COPY

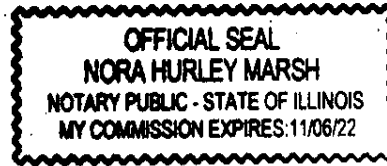
STATEMENT BY GRANTOR AND GRANTEE

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 6/19/19

Signature: Rita D. Stoss-Michaels
Grantor or Agent

Subscribed and sworn to before me
by the said RITA D. STOSS-MICHAELS
dated 6/19/19



Notary Public Nora Hurley Marsh

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.

Dated 6/19/19

Signature: Rita D. Stoss-Michaels
Grantee or Agent

Subscribed and sworn to before me
by the said RITA D. STOSS-MICHAELS
dated 6/19/19



Notary Public Nora Hurley Marsh

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).