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DEED IN TRUST (ILLINOIS)

THE GRANTORS, ROBERT S. KAPLAN, a married man, whose address is 360 W. Illinois Street, Unit 9G, Chicago, IL., 60654, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto the GRANTEES.



Doc# 1921145073 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/30/2019 03:25 PM PG: 1 OF 5

ROBERT S. KAPLAN, not individually, but solely as Trustee of the ROBERT S. KAPLAN TRUST dated April 19, 2019, whose address 360 W. Illinois Street, Unit 9G, Chicago, IL., 60654, and to his successors in trust **an undivided one-half interest**; and KATHLEEN M. KAPLAN, not individually, but solely as Trustee of the KATHLEEN M. KAPLAN TRUST dated April 19, 2019, whose address is 360 W. Illinois Street, Unit 9G, Chicago, IL., 60654, and to her successors in trust **an undivided one-half interest**, and unto all and every successor or successors in trust under said trust agreements, not as joint tenants or tenants in common but as tenants by the entirety, both husband and wife, of the following described real property in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED
HEREIN BY REFERENCE THERETO

Property Address: 360 W. Illinois Street, Unit 9G, Chicago, IL., 60654

PIN: 17-09-131-008-1238

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

7/22/2019
Date

Chris M. Bruen
Agent

S N
P 5
S
M X
SC
E X
INT

REAL ESTATE TRANSFER TAX		30-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		30-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

* Total does not include any applicable penalty or interest due.

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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 agreements set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 trusts all of the title, estate, powers and authorities vested in said trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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, change or modify leases and the terms and provisions thereof at any time or time 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 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 trustees 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 trustees, 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 these trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this Indenture and by said trust agreements were 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 agreements or in some amendment thereof and binding upon all beneficiaries hereunder; (c) that said trustees were 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 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.


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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 22nd day of July, 2019.



ROBERT S. KAPLAN



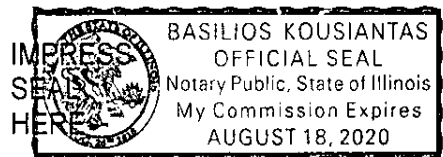
KATHLEEN M. KAPLAN, for the purpose of
waiving her homestead rights

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 ROBERT S. KAPLAN and KATHLEEN M. KAPLAN, 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.

Given under my hand and official seal this 22 day of July, 2019.

My Commission expires: August 18, 2020





NOTARY PUBLIC

NAME & ADDRESS OF PREPARER:

Colleen A. Chinlund
Saul Ewing Arnstein & Lehr LLP
161 N. Clark Street #4200
Chicago, Illinois 60601

AFTER RECORDING, PLEASE MAIL TO:

Robert S. Kaplan
Kathleen M. Kaplan
360 W. Illinois Street, Unit 9G
Chicago, IL 60654

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 9G IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF CERTAIN SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 88624458; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE RIGHT TO USE G-220, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

Property Address: 360 W. Illinois Street, Unit 9G, Chicago, IL 60654

PIN: 17-09-131-008-1238

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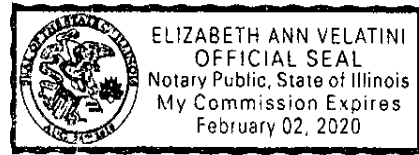
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/22, 2019 Signature Ch M. Brun
Agent

Subscribed and sworn to before me
by the said Agent this 22 day
of July, 2019.

Notary Public Elizabeth Ann Velatini

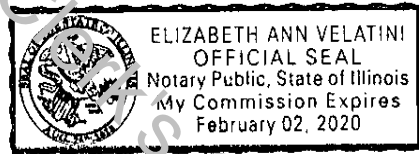


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/22, 2019 Signature Ch M. Brun
Agent

Subscribed and sworn to before me
by the said Agent this 22 day
of July, 2019.

Notary Public Elizabeth Ann Velatini



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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)