



1921216000

This instrument prepared by:

Robert W. Kaufman
FISCHEL | KAHN
155 N. Wacker Dr., Suite 3850
Chicago, Illinois 60606

Doc# 1921216000 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/31/2019 09:37 AM PG: 1 OF 4

Above Space for Recorder's Use Only

DEED IN TRUST

THE GRANTOR, LILA KATZ, a married woman, 9101 N. Kostner, Village of Skokie, County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to LILA R. KATZ, as trustee, under the terms and provisions of a certain Trust Agreement dated the 30th day of July, 2019, and designated as the LILA R. KATZ TRUST, 9101 N. Kostner, Skokie, Illinois 60076, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT NUMBER 807 AND P-80 IN THE LANCASTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432427093; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: 17-10-400-031-1040 and 17-10-400-031-1282

Address: 201 N. Westshore Drive, Unit 807, and P-80, Chicago, IL 60601

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, street, 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

Property of Cook County Recorder's Office

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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 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, DAVID BUTBUL is then appointed as Successor Trustee 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.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 30th day of July, 2019.

Lila R. Katz
LILA R. KATZ

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

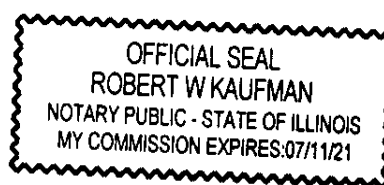
The undersigned, an Illinois notary public, does hereby certify that LILA R. KATZ, a married woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in the county stated above, this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and notarial seal this 30th day of July, 2019.

Robert W. Kaufman

NOTARY PUBLIC

My commission expires _____



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Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Date: 7/30/, 2019





Buyer, Seller or Representative

Send Subsequent Tax Bills To:
Lila R. Katz, Trustee
9101 N. Kostner
Skokie, IL 60076

REAL ESTATE TRANSFER TAX		31-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-400-031-1040 | 20190701645735 | 1-464-749-152

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

REAL ESTATE TRANSFER TAX		31-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-400-031-1040 | 20190701645735 | 0-539-208-800

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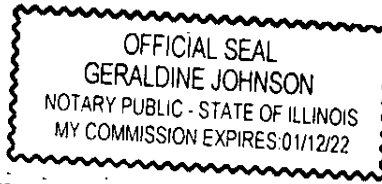
STATEMENT BY GRANTOR AND GRANTEE

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

Dated July 30, 2019

Signature: [Signature]
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT this 30 day of July, 2019.



Notary Public [Signature]

The grantee or 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 July 30, 2019

Signature: [Signature]
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT this 30 day of July, 2019.



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 31-45 of the Illinois Real Estate Transfer Tax Act.)