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Doc# 1922016022 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2019 03:20 PM PG: 1 OF 6

This instrument was prepared by:

Michael G. Glosniak
Duggan Bertsch, LLC
303 W. Madison Street, Suite 1000
Chicago, Illinois 60606

After Recording mail to:

Duggan Bertsch, LLC
303 W. Madison Street, Suite 1000
Chicago, Illinois 60606
Attn: Ron E. Webb

DEED IN TRUST

The Grantor, PAMELA B. HARDY, an unmarried woman, of the City of Northbrook, County of Cook, and State of Illinois, for good and valuable consideration in hand paid, hereby CONVEYS and QUIT CLAIMS unto PAMELA B. HARDY, not individually, but as TRUSTEE of the PAMELA B. HARDY TRUST, dated September 14, 1989 (hereinafter referred to as "Trustee" or "Grantee"), an undivided fifty-percent (50%) interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Legal Description: SUBLOT 2 OF LOT 0 IN THE COLONNADES UNIT NUMBER 3, BEING IRVING A. BLIETZ' RESUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-11-201-038-0000

Property Address: 708 Gregg Road, Northbrook, Illinois 60062

REAL ESTATE TRANSFER TAX



	08-Aug-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

04-11-201-038-0000 | 20190801655600 | 0-853-556-320

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 is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to

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grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged 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, or any successor in trust, 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee, or any successor in trust, 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, 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.

This conveyance is made upon the express understanding and condition that PAMELA B. HARDY, nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate; any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.*) All persons and corporations

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whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and of all persons claiming under them shall be only in earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid.

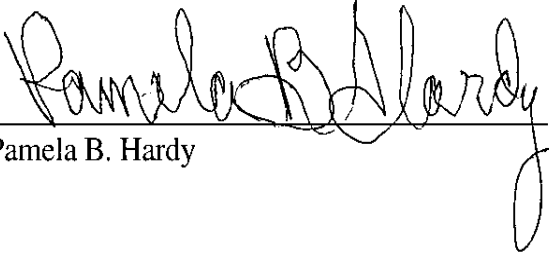
The said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

[Remainder of page intentionally left blank]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 12th day of July, 2019.

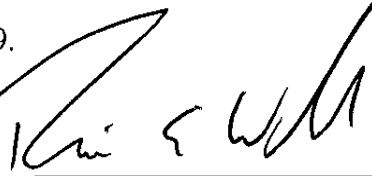

Pamela B. Hardy

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAMELA B. HARDY, 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 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.

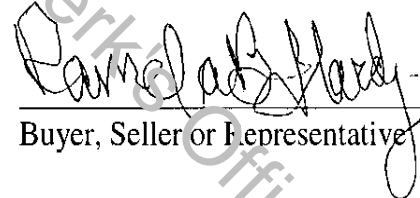
Given under my hand and official seal, this 12th day of July, 2019.




Notary Public, State of Illinois

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

7-12-19
Date


Buyer, Seller or Representative

Prepared by:

Michael G. Glosniak
DUGGAN BERTSCH, LLC
303 W. Madison, Suite 1000
Chicago, Illinois 60606

Send Subsequent Tax Bills to:

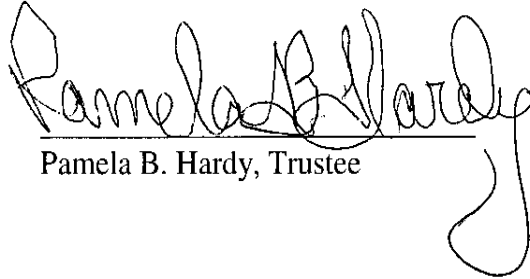
Pamela B. Hardy, Trustee
708 Gregg Road
Northbrook, Illinois 60062

This deed was prepared at the specific request of Grantors and based solely on information supplied by one or more of the parties hereto and without examination of title. This preparer assumes no liability of any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto accept this DISCLAIMER by Grantors' execution and Grantees' acceptance hereof.

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TRUSTEE ACCEPTANCE:

The Grantee, Pamela B. Hardy, as Trustee under the provisions of the Pamela B. Hardy Trust dated September 14, 1989, hereby acknowledges and accepts this conveyance into the said trust.


Pamela B. Hardy, Trustee

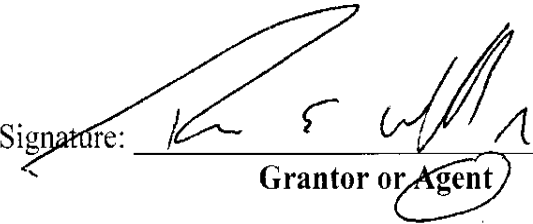
Property of Cook County Clerk's Office

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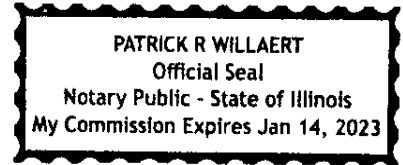
STATEMENT BY GRANTOR AND GRANTEE

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: 7/12/19

Signature: 
Grantor or Agent


Subscribed and sworn to before me
by the said Agent
this 12th day of July, 2019



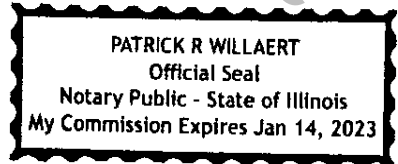
Notary Public 

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 title to real estate under the laws of the State of Illinois.

Dated: 7/12/19

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Agent
this 12th day of July, 2019



Notary Public 

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 4 of the Illinois Real Estate Transfer Tax Act.)