

# UNOFFICIAL COPY

Doc#: 1924934083 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/06/2019 10:58 AM Pg: 1 of 5

## DEED IN TRUST

### MAIL TO:

Dec ID 20190901681047

John H. Ciprian  
8501 W. Higgins Road, Suite 440  
Chicago, Illinois 60631

### NAME & ADDRESS OF TAXPAYER

Mr. John H. Ciprian, Sr.  
Mrs. Patricia L. Ciprian  
500 Thames Parkway, Unit 3K  
Park Ridge, Illinois 60068

THIS INDENTURE, WITNESSETH, THAT THE GRANTORS, **JOHN H. CIPRIAN, SR. and PATRICIA L. CIPRIAN, HUSBAND AND WIFE**, of 500 Thames Parkway, Unit 3K, Park Ridge, Illinois 60068 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, convey and warrant unto **JOHN H. CIPRIAN, SR. and PATRICIA L. CIPRIAN**, as co-trustees of the **JOHN AND PATRICIA CIPRIAN LAND TRUST AGREEMENT NUMBER ONE**, dated July 18, 2019, the beneficial interest of said trust being held by JOHN H. CIPRIAN, SR. and PATRICIA L. CIPRIAN, husband and wife, as tenancy by the entirety, and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

### See attached legal description

**Commonly known as: 500 Thames Parkway, Unit 3K, Park Ridge, Illinois 60068**  
**Property Index Number: 09-34-102-045-1120 and 09-34-102-045- (55)**

together with the tenements and appurtenances thereto belonging.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 trust all of the title, estate, powers and authorities vested in said trustee; 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 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 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

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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 trustee in relation to said premises, or to whom said premises or any other part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 this trust have been complied with, or be obliged to inquire into the 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 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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.

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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 home steads from the sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 18 day of July, 2019.

  
JOHN H. CIPRIAN, SR.

  
PATRICIA L. CIPRIAN

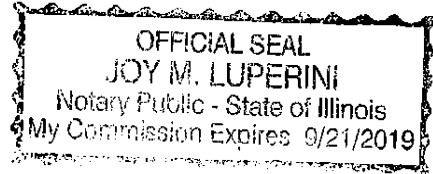
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State of Illinois. County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOHN H. CIPRIAN, SR.** and **PATRICIA L. CIPRIAN**, husband and wife, 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 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 18 day of July, 2019

Joy M. Luperini  
NOTARY PUBLIC



This Deed in Trust is hereby accepted by **JOHN H. CIPRIAN, SR.** and **PATRICIA L. CIPRIAN**, the co-trustees of the **JOHN AND PATRICIA CIPRIAN LAND TRUST AGREEMENT NUMBER ONE**, dated July 18, 2019.

John H. Ciprian Sr.  
**JOHN H. CIPRIAN, SR.**

Patricia L. Ciprian  
**PATRICIA L. CIPRIAN**

Exempt under Provisions of Paragraph E Section 4  
Real Estate Transfer Act

John H. Ciprian  
Signature of Buyer, Seller, or Representative



**CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 39213**

Instrument prepared by: Edward E. Reda, Reda | Ciprian | Magnone, LLC, 8501 W. Higgins #440, Chicago, IL 60631

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## EXHIBIT "A" Legal Description

Units 4/3-"K" and Garage Unit 4/Z-25, in Bristol Court Condominium, as delineated on survey of the following described real estate (herein referred to as "Parcel"):

Parcel 1:

All of Lot "A" in Sellergren's Bristol Court, being a Subdivision of parts of Lot 8 and 10 in the Owner's partition of Lots 30, 31, 32 and 33 in the County Clerk's Division of the Northwest 1/4 of Section 34, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded June 10, 1966 as document 19852990;

Parcel 2:

All of First Addition to Sellergren's Bristol Court, being a Subdivision of Lot 5 (including that part thereof falling in Lot 1 of Decatur Resubdivision as recorded on November 7, 1963 as document 18964943) and Lot 7, except the West 327.00 feet thereof, in owners partition of Lots 30, 31, 32 and 33 of County Clerk's Division of the Northwest 1/4 of Section 34, Township 41 North, Range 12, East of the Third Principal Meridian; which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium recorded number 22699774, and as amended by document 24394152, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Proprietary  
Cook County Clerk's Office

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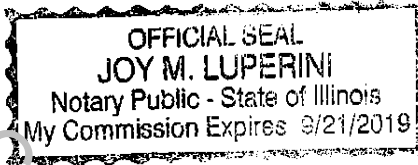
## STATEMENT BY GRANTOR AND GRANTEE

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: July 18, 2019

Signature: Patricia L. Capron  
Grantor or Agent

Subscribed and sworn to before me this  
18<sup>th</sup> day of July, 2019



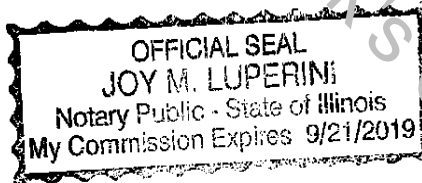
Joy M. Luperini  
Notary Public

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 and hold title to real estate under the laws of the state of Illinois.

Dated: July 18, 2019

Signature: John W. Capron Sr.  
Grantee or Agent

Subscribed and sworn to before me this  
18<sup>th</sup> day of July, 2019.



Joy M. Luperini  
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 the provisions of Section 10 of the Illinois Real Estate Transfer Tax Act.)