


UNOFFICIAL COPY

DEED IN TRUST

Mail Recorded Deed To:
Robert A. Motel, Esq.
Law Office of Robert A. Motel, P.C.
4433 W. Touhy Avenue, Suite 465
Lincolnwood, IL 60712

Send Subsequent Tax Bills To:
Linda and Harry Zederman
6539 N. Talman Ave.
Chicago, Illinois 60645



Doc# 1926106131 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 09/18/2019 12:07 PM PG: 1 OF 4

THE GRANTORS, LINDA ZEDERMAN and HARRY ZEDERMAN, wife and husband, of Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,

CONVEY and WARRANT unto HARRY ZEDERMAN and LINDA ZEDERMAN as Co-Trustees under THE ZEDERMAN FAMILY REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 6, 2019 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:


LOT 27 IN BLOCK 1 IN DEVON-ROCKWELL ADDITION TO ROGERS PARK, A SUBDIVISION OF THE EAST 696.75 FEET OF THE SOUTH WEST ¼ OF THE SOUTH EAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E

Linda Zederman
Dated: September 6, 2019

Permanent Real Estate Index Number (PIN): 10-36-419-007-0000

Address of Real Estate: 6539 N. Talman Avenue
Chicago, Illinois 60645

REAL ESTATE TRANSFER TAX	18-Sep-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	18-Sep-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

10-36-419-007-0000 | 20190901693119 | 1-067-133-536

10-36-419-007-0000 | 20190901693119 | 0-297-491-040

* 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 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, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often 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 to 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 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 trustee 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 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 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.

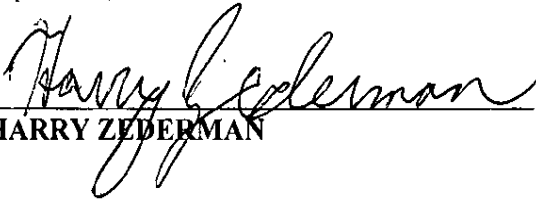
The interest of each and every beneficiary hereunder and all of persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 grantor hereby expressly waives and releases any all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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In Witness Whereof, the Grantors aforesaid has hereunto set their hands and seal this 6th day of September, 2019.


HARRY ZEDERMAN


LINDA ZEDERMAN

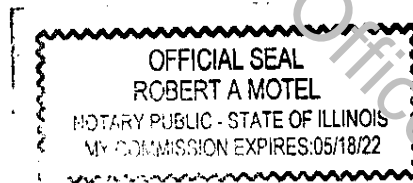
STATE OF ILLINOIS)
) SS.
COUNTY OF COCK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that **HARRY ZEDERMAN** and **LINDA ZEDERMAN** are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of September, 2019.

Commission expires: May 18, 2022


NOTARY PUBLIC



This instrument was prepared by: Robert A. Motel, 4433 W. Touhy Avenue, Suite 465, Lincolnwood, IL 60712

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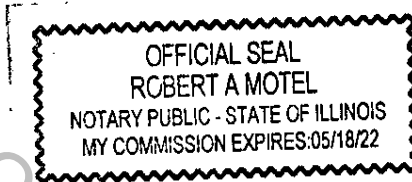
STATEMENT BY GRANTOR AND GRANTEE

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: September 6, 2019

Signature: *Harry Zederman*
Grantor or Agent

Subscribed and sworn to before me
By the said Harry Zederman
This 6th day of September, 2019
Notary Public *Robert A. Motel*

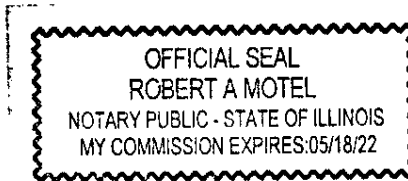


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 6, 2019

Signature: *Linda Zederman*
Grantee or Agent

Subscribed and sworn to before me
By the said Linda Zederman
This 6th day of September, 2019
Notary Public *Robert A. Motel*



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.)