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TRUSTEE'S DEED IN TRUST



1934613085D

Name & address of Grantee
(& send future tax bills to):
Susan G. Blanas, Trustee
1572 Maple Ave Apt 403
Evanston, IL 60201-4334

Doc# 1934613085 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2019 03:41 PM PG: 1 OF 5

This deed was prepared by
(& upon Recordation, mail to):
Matlin Law Group, P.C.
Attorney & Counselors at Law
500 Skokie Blvd., Suite 100
Northbrook, IL 60062

(The space above for Recorder's use only.)

THE GRANTOR SUSAN G. BLANAS, as trustee of the Elaine M. Shapiro Living Trust, u/t/a/d November 5, 1997, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant all interest in and to the real estate described herein, to

SUSAN G. BLANAS, as trustee of the David I. Shapiro Living Trust, u/t/a/d November 5, 1997 (hereinafter referred to as "trustee" regardless of the number of trustees)

and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Street address: 3523 Laburnum Court, Northbrook, IL 60062
Real estate index number: 04-05-315-008-0000

TO HAVE AND TO HOLD said premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 premises, or

REAL ESTATE TRANSFER TAX

12-Dec-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

04-05-315-008-0000 | 20191201668642 | 0-867-263-840

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any part thereof, for other real or personal premises; 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 the premises or any part thereof; and to deal with the premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to said premises 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 deed and by the trust agreement was in full force and effect; (b) that such conveyance, lease or other instrument was executed in accordance with the terms, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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, her, 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 the real estate, and such interest is declared to be personal premises, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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 sale on execution or otherwise.

The grantor has signed and the trustee has accepted conveyance of the real property described in this deed on December 6, 2019.

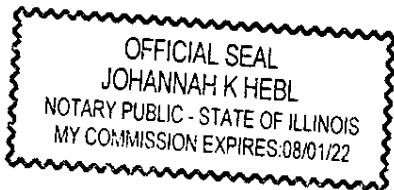
Susan G. Blanas
SUSAN G. BLANAS

State of Illinois)
County of Cook) SS.

I am a notary public for the County and State above. I certify that SUSAN G. BLANAS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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.

Dated: December 6, 2019

Johanna K Hebl
Notary Public



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Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

Shaunabell December 6, 2019
Responsible Attorney's Name, Attorney

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

PL 451623_5

Property of COOK COUNTY
Recorder of Deeds
COOK COUNTY
Recorder of Deeds
Clerk's Office

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LEGAL DESCRIPTION

Parcel 1:

Lot 8 in Brandess Subdivision in the west 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 5 and part of the Southeast 14 of the Southeast 1/4 of Section 6, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress over outlet "A" and Private Roads known as Laburnum Drive and/or Laburnum Court also known as Outlet "B" as created by Declaration Executed by First American Bank as Trustee under Trust Agreement dated August 1, 1988 known as Trust Number F88-148 recorded June 29, 1989 as Document 89298409.

Address commonly known as: 3523 Laburnum Court, Northbrook, IL 60062

PIN Information: 04-05-315-008-0000

Property of Cook County Clerk's Office

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

Dated December 7, 2019

Signature: *Sunam B. Berman*
Grantor or Agent

State of Illinois)
County of Cook) SS.

Subscribed and sworn to before me this 7 day of December 2019.

Notary Public *Johanna Hebl*


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

Dated December 7, 2019

Signature: *Sunam B. Berman*
Grantee or Agent

State of Illinois)
County of Cook) SS.

Subscribed and sworn to before me this 7 day of December 2019.

Notary Public *Johanna Hebl*

