

# UNOFFICIAL COPY

## DEED IN TRUST

Statutory (Illinois)  
(Individual to Trust)

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Doc# 1934613087 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2019 03:43 PM PG: 1 OF 4

The Grantor, Anita Idler of 1705 Koehling Road of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of the

sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Anita Idler of Northbrook, Illinois, Jasmine Shapiro of Lincolnshire, Illinois and Ronald Idler of Highland Park, Illinois, as Trustees under the provisions of a trust agreement dated the 6th day of December, 2019 and known as the Anita Idler Trust and unto all and every successor or successors in trust under said trust agreement all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Attached)

Permanent Real Estate Index Number: 04-03-302-047

Address of Real Estate: 1705 Koehling Road, Northbrook, IL 60062

TO HAVE AND TO HOLD the said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said Real Estate or any part thereof: to contract to sell, to grant options to purchase; to sell on any terms, to convey either with or without consideration, to convey the 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, dedicate, 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 the present or in the 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 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 of 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 any money borrowed or advanced on said Real Estate or 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 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 the 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 the Indenture and in said trust agreement or in all amendments thereof, if any, 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 person 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

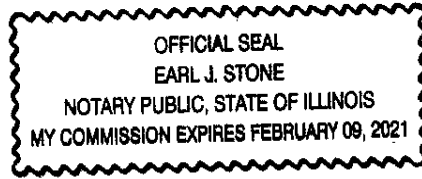
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thereof as aforesaid. And the said grantor hereby expressly waives and releases any and all right on benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise".

Dated this 6th day of December, 2019.

Anita Idler  
Anita Idler



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 Anita Idler 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 6th day of December, 2019.

Commission expires: \_\_\_\_\_

Earl J. Stone  
NOTARY PUBLIC

### ACCEPTANCE OF CONVEYANCE

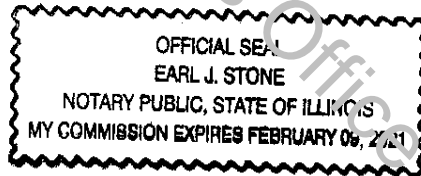
The undersigned as trustees of the Anita Idler Trust dated December 6, 2019, hereby accept conveyance of the in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Attached Exhibit A)

Dated this 6th day of December, 2019.

Anita Idler  
Anita Idler

Jasmine Shapiro  
Jasmine Shapiro

Ronald Idler  
Ronald Idler



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 Anita Idler, Jasmine Shapiro and Ronald Idler 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 December, 2019.

Commission expires: \_\_\_\_\_

Earl J. Stone  
NOTARY PUBLIC

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EXHIBIT A

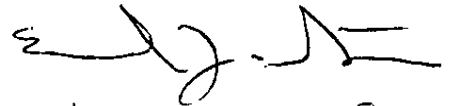
## LEGAL DESCRIPTION

Of premises commonly known as: 1705 Koehling Road, Northbrook, IL 60062

PARCEL 1: LOT 50 IN PICARDY EAST, A PLANNED UNIT DEVELOPMENT OF PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1988 AS DOCUMENT NO. 88193904, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED FEBRUARY 9, 1989 AS DOCUMENT 89062273 AND AS CREATED BY THE DEED FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 4, 1987 KNOWN AS TRUST NUMBER 112108 RECORDED MARCH 9, 1990 AS DOCUMENT 90106534 FOR INGRESS AND EGRESS.

This transfer is exempt from the Illinois Real Estate Transfer Tax under 35 ILCS 200/31-45(e)

  
12-10-2019

**MAIL TO:**

Earl J. Stone  
3400 Dundee Road  
Suite 340  
Northbrook, IL 60062

**SEND SUBSEQUENT TAX BILLS TO:**

Anita Idler  
1705 Koehling Road  
Northbrook, IL 60062

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE  
AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

**GRANTOR SECTION**

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 (ABI) 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 another 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.

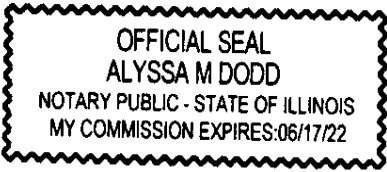
DATED: December 10, 2019 SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Alyssa M Dodd (Name of Notary Public)  
By the said Earl J. Stone, as agent

On this date of December 10, 2019

NOTARY SIGNATURE: [Signature]



**GRANTEE SECTION**

The **GRANTEE** or his/her agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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.

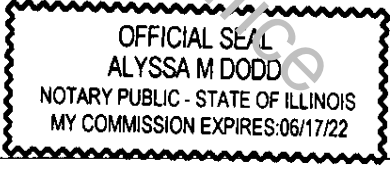
DATED: December 10, 2019 SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Alyssa M. Dodd (Name of Notary Public)  
By the said Earl J. Stone, Agent

On this date of December 10, 2019

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)