

UNOFFICIAL COPY



Doc# 2000913154 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2020 10:24 AM PG: 1 OF 4

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTORS, Margaret Mary Smithe, a divorced woman of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, hereby Convey and Quit Claim 100% of the beneficial interest unto the **Margaret Mary Smithe Revocable Trust dated January 2, 2020** (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 agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number(s): 04-26-103-029-1007

Address(es) of real estate: 1817 Tanglewood Drive, Unit 3A, Glenview, IL 60025

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 as desired; to contract to sell; to grant options to purchase; to sell on any terms; or execute grants of options to purchase, to execute contracts 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 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 99 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 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 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.

REAL ESTATE TRANSFER TAX

09-Jan-2020



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

04-26-103-029-1007

| 20200101688436 | 1-851-940-192

S
P
S
M
SC
E
WT

UNOFFICIAL COPY

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 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, hers, or their predecessor in trust.

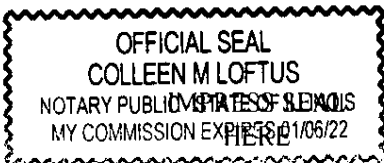
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set her hand and seal this 2nd day of January, 2020.

Margaret Mary Smithe (SEAL)
Margaret Mary Smithe

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 **Margaret Mary Smithe**, is personally known to me to be the same person whose names 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 2nd day of January, 2020.

Commission expires 1-6-22

Colleen M. Loftus

This instrument was prepared by Loftus & Loftus, Ltd., 646 Busse Highway, Park Ridge, IL 60068.

MAIL TO:

Loftus & Loftus, Ltd.
646 Busse Highway
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Margaret Mary Smithe, Trustee
1817 Tanglewood Drive, Unit 3A
Glenview, IL 60025

* Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. E.
1-2-20 *Margaret Mary Smithe*
Date Buyer, Seller, or Representative

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 3-"A" AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PREMISES: THAT PART OF LOT 2 IN VALLEY-LO-UNIT 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 AND RUNNING THENCE NORTHWESTWARDLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, BEING HERE A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 272.91 FEET, A DISTANCE OF 131.04 FEET; THENCE CONTINUING NORTHWESTWARDLY ALONG SAID SOUTHWESTERLY LINE OF LOT 2, BEING HERE A STRAIGHT LINE, A DISTANCE OF 187.69 FEET; THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 211.40 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, WHICH POINT IS 233.82 THE NORTH FROM THE POINT OF BEGINNING AND THENCE SOUTH ALONG SAID EAST LINE OF LOT 2, SAID DISTANCE OF 233.82 FEET TO THE POINT OF BEGINNING IN VALLEY LO-UNIT 1, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 15, 1966 AS DOCUMENT NUMBER 2304867, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON OCTOBER 27, 1967 AS DOCUMENT NUMBER 2356107; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT AND USE TO PARKING SPACE 3-A, A LIMITED COMMON ELEMENT, PER DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED OCTOBER 27, 1967 AS DOCUMENT 2356107.

Office of Cook County Clerk's Office

UNOFFICIAL COPY

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: January 2, 2020

Signature: Margaret Mary Smith
Margaret Mary Smith
Grantor or Agent

Subscribed and sworn to before me
This 2nd day of January, 2020
Notary Public Colleen M. O'Neil
OFFICIAL SEAL
COLLEEN M. O'NEIL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/06/22

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: January 2, 2020

Signature: Margaret Mary Smith
Margaret Mary Smith, Trustee
Grantee or Agent

Subscribed and sworn to before me
This 2nd day of January, 2020
Notary Public Colleen M. O'Neil
OFFICIAL SEAL
COLLEEN M. O'NEIL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/06/22

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.)