

UNOFFICIAL COPY

Doc#: 2017457440 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/22/2020 01:39 PM Pg: 1 of 5

DEED INTO TRUST

MAIL TO:

Schuyler D. Geller
9191 Broadway
Merrillville, IN 46410

NAME AND ADDRESS OF TAXPAYER:

Daniel Rosen and Jordana Rosen, Trustees
835 Milburn St.
Evanston, IL 60201

PREPARED BY:

Victor H. Prasco
Burke Costanza & Carberry LLP
9191 Broadway
Merrillville, IN 46410

Dec ID 20200501686275

RECORDER'S STAMP

THE GRANTORS, **DANIEL ROSEN and JORDANA ROSEN, husband and wife**, of 835 Milburn Street, Evanston, Illinois 60201, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to **DANIEL S. ROSEN AND JORDANA E. ROSEN, husband and wife and TRUSTEES OF THE ROSEN 2020 JOINT TRUST DATED FEBRUARY 27, 2020**, of 835 Milburn Street, Evanston, Illinois 60201, not as Tenants in Common, not as Joint tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN THE RESUBDIVISION OF LOTS 22 AND 23 IN RIDGE TERRACE, A SUBDIVISION OF LOT 1 IN THE COUNTY CLERK'S DIVISION OF THAT PART NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF COUNTY OR RIDGE ROAD, BEING THE EAST 10.48 ACRES OF LOT 3 IN THE ASSESSOR'S DIVISION OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

to have and to hold the same, with all appurtenances thereto belonging to them and their heirs and assigns forever.

Permanent Real Estate Number(s) 11-07-104-015-0000

Property Address: 835 Milburn Street, Evanston, Illinois 60201

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In the event of the death, resignation or incapacity of either Daniel S. Rosen or Jordana E. Rosen, as Trustee, or either of them cease to be Trustee for any reason, then the other one shall serve as Trustee alone. In the event of the death, resignation or incapacity of both Daniel S. Rosen and Jordana E. Rosen, as Trustee, or both of them cease to be Trustee for any reason, then the successor Trustee(s) shall become, without any further act, deed or conveyance, vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement 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, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or their successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustees nor their successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

In Witness Whereof, said Grantors have caused their names to be signed to these presents this 5th day of May, 2020.



 DANIEL ROSEN



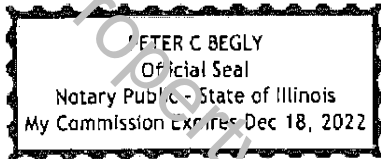
 JORDANA ROSEN

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL ROSEN, 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 he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 05 day of May, 2020.

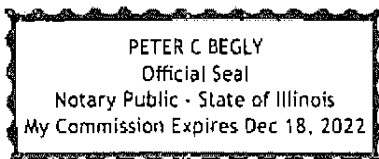


Peter C Begly
NOTARY PUBLIC
My commission expires 12/18/2022
License No. 887126
County of Residence Cook

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JORDANA ROSEN, 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 and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 05 day of May, 2020.



Peter C Begly
NOTARY PUBLIC
My commission expires 12/18/2022
License No. 887126
County of Residence Cook

COUNTY - ILLINOIS TRANSFER STAMPS

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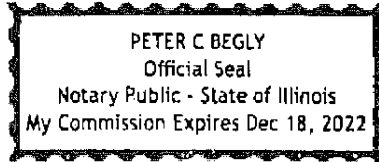
STATEMENT BY GRANTOR AND GRANTEE

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

Dated May 6, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Daniel S Rosen
this 06 day of May, 2020

[Signature]
Notary Public

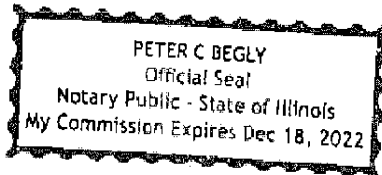


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 6, 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Daniel S Rosen
this 6 day of May, 2020

[Signature]
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.

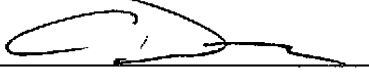
[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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835 Milburn

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 5/21/20



Buyer, Seller or Representative

CITY OF EVANSTON
EXEMPTION

Property of Cook County Clerk's Office