

IT-00-647
DEED IN TRUST

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Doc#: 2021007181 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/28/2020 10:44 AM Pg: 1 of 4

Dec ID 20200601606862

THE GRANTOR, Lynne Kaplan (Widowed), 631 Sylviawood Ave., Park Ridge, Illinois 60068, owner of the property in the City of Park Ridge, County of Cook, and State of Illinois, in consideration of the sum of 10.00 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Lynne Kaplan as Trustee**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See below for legal description).

**of the Kaplan Family Revocable Trust Dated January 8, 2020

Permanent Index Number (PIN): 09-27-130-004-0000

Address(es) of Real Estate: 631 Sylviawood Ave., Park Ridge, Illinois 60068

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option,

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deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability; refusal of the Trustee herein named, to act, or upon her removal from the County a successor Trustee shall be appointed in accordance with the Declaration of Kaplan Family Revocable Trust Dated January 8, 2020 herein with the like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

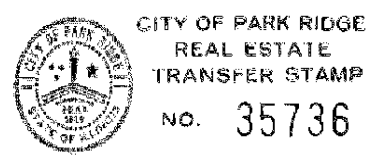
PURSUANT TO 35 ILCS 200/31-45 (E) THIS TRANSACTION IS EXEMPT UNDER THE REAL ESTATE TAX TRANSFER ACT.

DATED this 14 day of February 2020

Please print or type name(s) *Jean Kaplan* (SEAL) _____ (SEAL)

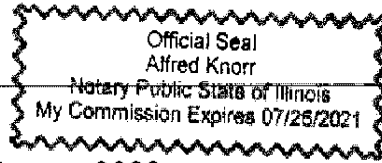
signature(s) _____ (SEAL)

signature(s) *Jean Kaplan* (SEAL)



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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 Lynne Kaplan, personally known to me to be the same persons whose names are subscribed on the foregoing instrument 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 19 day of February 2020
Commission expires _____ (Notary Public)

This instrument was prepared by Alfred L. Knorr 466 Central Ave. Suite 34, Northfield, Illinois 60093
(Name and address)

LEGAL DESCRIPTION

IN BLOCK THREE (3) IN FEUERBORN AND KLODE'S HOWARD AVE. ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF (1/2) OF SECTION 27, TOWN 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, AFORESAID RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER (1/4) SECTION LINE 9.687 CHAINS NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER (1/4) THENCE SOUTH 9.687 CHAINS TO THE SOUTHWEST CORNER OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) THENCE EASTERLY ALONG THE SOUTH LINE OF QUARTER (1/4) SECTION 19.983 CHAINS TO POINT BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Mail to: Lynne Kaplan
631 Sylviawood Ave.
Park Ridge, Illinois 60068

Send Subsequent Tax Bills to:
Lynne Kaplan
631 Sylviawood Ave.
Park Ridge, Illinois 60068

or Recorder's Office Box No _____

UNOFFICIAL COPY ^{631 Signatures}

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her/its agent certifies that, to the best of his/her/its knowledge, the Grantor and Grantee shown on the deed or assignment of beneficial interest in a land trust are 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: 2-14-2020

Signature: 
(Grantor or Agent)

Subscribed and sworn to before me
this 14th day of February, 2020



Notary Public 

The Grantor of his/her/its agent certifies that to the best of his/her/its knowledge, the Grantor and Grantee shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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: February 14, 2020

Signature: 
(Grantor or Agent)

Subscribed and sworn to before me
this 14th day of February, 2020

Notary Public 

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or Grantee shall be guilty of a Class C misdemeanor for the first offence of a Class A misdemeanor for subsequent offenses.

