

DEED IN TRUST

UNOFFICIAL COPY

Doc# 2029416076 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/20/2020 10:39 AM Pg: 1 of 3

Dec ID 20200801660992  
ST/CO Stamp 0-564-599-264 ST Tax \$280.00 CO Tax \$140.00

GRANTOR, Raechel F. Torf, married to Zachary Brenner, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the grantees:

Julia Li Wu, as Trustee of the Alfred Y. Wu and Julia Li Wu Living Trust Dated September 1, 2005, and unto all and every successor or successors in trust under said trust agreement


====For Recorder's Use====

all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit A.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 17 day of August, 2020

  
\_\_\_\_\_  
Raechel F. Torf

(SEAL)

  
\_\_\_\_\_  
Zachary Brenner

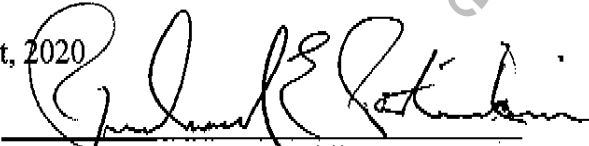
(SEAL)

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 Raechel F. Torf and Zachary Brenner 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.

Given under my hand and notary seal, this 17<sup>th</sup> day of August, 2020



  
\_\_\_\_\_  
Notary Public

Prepared By: Richard E. Patinkin, Patinkin & Patinkin, Ltd., 89 Lincolnwood Road, Highland Park, IL 60035  
Return To: Michael Samuels, Esq. 420 Lake Cook Road, Suite 102, Deerfield, Illinois 60015  
Tax Bill To: Julia Li Wu, Trustee, 902 Greenwood Street, Unit 1S, Evanston, Illinois 60201

# UNOFFICIAL COPY

## EXHIBIT A

Unit No. 902-1 as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel):

The East 156 feet of the North 100 feet of Block 41 in City of Evanston, a subdivision of the East half of the Southeast 1/4 of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, and part of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by Harris Trust and Savings Bank, as Trustee under Trust No. 38100, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24225503, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index No.: 11-18-328-018-1005

Known As: 902 Greenwood Street, Unit 1S, Evanston, Illinois 60201

Subject to terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

034362

**CITY OF EVANSTON**

*Real Estate Transfer Tax*

PAID SEP 01 2020 AMOUNT \$

1400.00

Agent

UB

Cook County Clerk's Office

**UNOFFICIAL COPY**EXHIBIT A  
(Continued)

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; 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 in 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 198 years, and to renew or extend leases upon any terms and for any period or period 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.

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 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 or their predecessors 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the word "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.