

# UNOFFICIAL COPY

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Doc#: 2029962147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/27/2020 11:43 AM Pg: 1 of 5

Dec ID 20200901698101

City Stamp 1-376-486-880

RECORDATION REQUESTED BY:

Joel S. Rothman  
Rothman Law Group  
135 S. LaSalle Street  
Suite 2810  
Chicago, IL 60603

WHEN RECORDED MAIL TO:

Joel S. Rothman  
Rothman Law Group  
135 S. LaSalle Street  
Suite 2810  
Chicago, IL 60603

SEND TAX NOTICES TO:

Mr. and Mrs. Jerald Brian Rosenthal  
2512 North Racine Avenue, Unit B  
Chicago, Illinois 60614

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DEED IN TRUST

THE GRANTORS, Jerald Rosenthal and Terry Rosenthal, husband and wife, as Tenants by the Entirety, of the COUNTY OF COOK and STATE OF ILLINOIS, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant:

(i) unto Jerald Brian Rosenthal and Terry Skall Rosenthal, GRANTEES, of 2512 North Racine Avenue, Unit B, Chicago, Illinois 60614, as Co-Trustees (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 9th day of March, 1997, and known as the Jerald Brian Rosenthal Trust, an undivided one-half (1/2) interest as a tenant in common

and

(ii) unto Terry Skall Rosenthal and Jerald Brian Rosenthal, GRANTEES, of 2512 North Racine Avenue, Unit B, Chicago, Illinois 60614, as Co-Trustees (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 9th day of March, 1997, and known as the Terry Skall Rosenthal Trust, an undivided one-half (1/2) interest as a tenant in common

in and to the following described real estate in the COUNTY OF COOK and STATE OF ILLINOIS to wit:

SEE EXHIBIT 'A' ATTACHED HERETO

Permanent Real Estate Index Number(s): 14-29-316-031-1002, 14-29-316-031-1006 & 14-29-316-031-1009

Address(es) of real estate: 2512 North Racine Avenue, Unit B, Chicago, Illinois 60614

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

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DEED IN TRUST  
(Continued)

periods of time, not exceeding in the case of any single demise the terms 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 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.

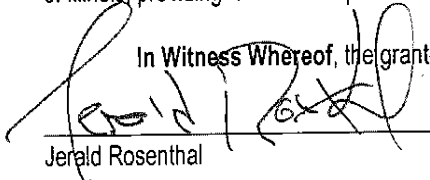
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or 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 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.

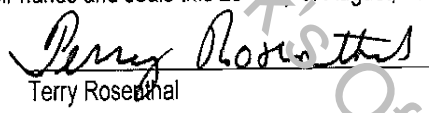
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

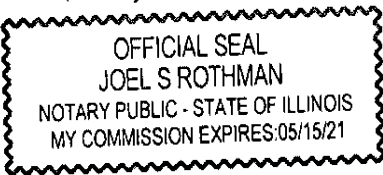
And the said grantors hereby expressly waive and release any or all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 23<sup>rd</sup> day of August, 2020.

 (SEAL)  
Jerald Rosenthal

 (SEAL)  
Terry Rosenthal

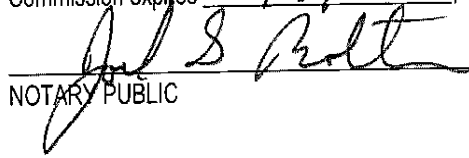
State of Illinois, County of Cook ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerald Rosenthal and Terry Rosenthal, 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 29<sup>th</sup> day of August, 2020

Commission expires May 15, 2021

  
NOTARY PUBLIC

### REAL ESTATE TRANSFER TAX 18-Sep-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-29-316-031-1002 | 20200901698101 | 1-376-486-860

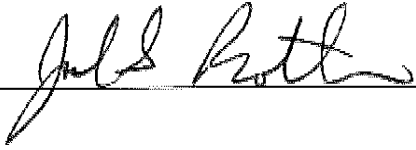
\*Total does not include any applicable penalty or interest due

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DEED IN TRUST  
(Continued)

**AFFIX "RIDERS" OR REVENUE STAMPS HERE BELOW**

This conveyance of this property is exempt from the imposition of transfer tax in accordance with 35 ILCS 200/31-45.



August 29, 2020

Date

This instrument was prepared by: Joel S. Rothman c/o Rothman Law Group, 135 S. LaSalle Street, Suite 2810, Chicago, Illinois 60603

Property of Cook County Clerk's Office

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## EXHIBIT 'A'

**Legal Description: Unit Band P-B and P-E in the 2512 N. Racine Condominium, as delineated on the survey of the following described real estate:**

**Lots 42 and 43 in Lewis Subdivision of Lots 3 and 4 and that part of Lot 13 lying East of Railroad right of way and South of the North line of Lot 3 extended West to said railroad right of way in County Clerk's Division of Block 43 in Sheffield's Addition to Chicago in the Southwest  $\frac{1}{4}$  of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;**

**Which survey is attached to the Declaration of Condominium recorded as Document 0335332028, together with an undivided percentage interest in the common elements.**

Property of Cook County Clerk's Office

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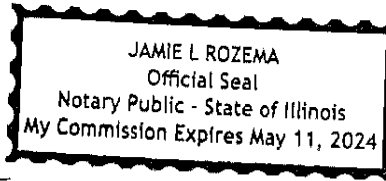
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated: September 10, 2020

Signature: Venson R. Gill  
Grantor or Agent

Subscribed and sworn to before me by the said Venson R. Gill this 10<sup>th</sup> day of September, 2020



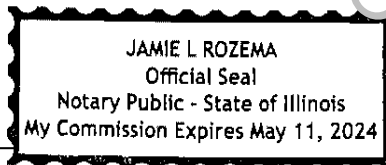
Notary Public Jamie L. Rozema

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: September 10, 2020

Signature: Venson R. Gill  
Grantor or Agent

Subscribed and sworn to before me by the said Venson R. Gill this 10<sup>th</sup> day of September, 2020.



Notary Public Jamie L. Rozema

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]