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DEED IN TRUST (ILLINOIS)

Doc#: 2032046145 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/17/2020 10:26 AM Pg: 1 of 5

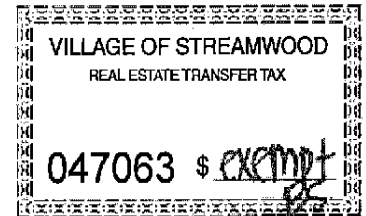
Dec ID 20201001636172

THE GRANTOR, **LINDA KAPLAN**, an unmarried person, of 1112 Gulf Keys Road, Elgin, of the County of Cook and State of Illinois, for and in consideration of Ten and No Dollars and other good and valuable consideration in hand paid Conveys and Quit Claims to **LINDA KAPLAN**, as Trustee or any successor trustees, under the Linda Kaplan Self Declaration of Trust dated February 21, 2001, GRANTEE, all interest in the following described real estate in the County of Cook and State of Illinois to wit:

As per attached legal description

PERMANENT REAL ESTATE INDEX NUMBER 06-28-205-004-0000

ADDRESS OF REAL ESTATE: 1112 Gulf Keys Road, Elgin IL 60120



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 re-subdivide 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 present or in future, 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 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; 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated 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

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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, 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 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 grantor hereby expressly waives and releases 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.

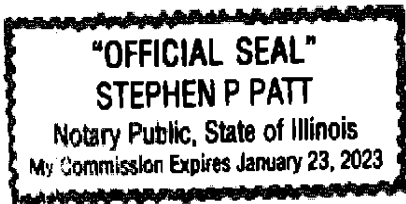
In Witness Whereof, the grantor aforesaid has set her hands and seals on August 28, 2020.

 (SEAL)
LINDA KAPLAN

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 LINDA KAPLAN, 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, 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 on August 28, 2020.




NOTARY PUBLIC

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THE FOREGOING TRANSFER OF TITLE/CONVEYANCE IS HEREBY ACCEPTED BY LINDA KAPLAN, 1112 GULF KEYS ROAD, ELGIN, ILLINOIS 60120, AS TRUSTEE OF THE LINDA KAPLAN SELF DECLARATION OF TRUST DATED FEBRUARY 21, 2001.

By: *Linda Kaplan*
LINDA KAPLAN, Trustee, as aforesaid

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: August 28, 2020

AGENT: *Stephen P. Patt, Attorney*

**This Instrument was prepared by
and after recording, please mail to:**
STEPHEN L. PATT, Esq.
Robbins, Salomon & Patt, Ltd.
2222 Chestnut Avenue, Suite 101
Glenview, Illinois 60026

Send Subsequent Tax Bills to:
LINDA KAPLAN
1112 Gulf Keys Road
Elgin, Illinois 60120

Property of Cook County Clerk's Office

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Legal description for the property at 1112 Gulf Keys Road, Elgin, Illinois 60120 attached to and made a part of the Deed in Trust dated August 28, 2020.
Pin No. 06-28-205-004-0000

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

PARCEL 1:

LOT 4 IN SARASOTA TRAILS UNIT 1, PLANNED UNIT DEVELOPMENT BEING LOCATED IN PART OF SOUTHEAST QUARTER OF SECTION 21, AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 85113985, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO PARCEL 1 CREATED AND DEFINED BY THOSE DECLARATIONS RECORDED AS DOCUMENT NUMBERS 87064527, 87064528 AND 87064529, OVER, UPON AND ACROSS COMMON AREAS DEFINED THEREIN.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 97260056 OF THE COOK COUNTY, ILLINOIS RECORDS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE



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STATEMENT OF GRANTOR / GRANTEE

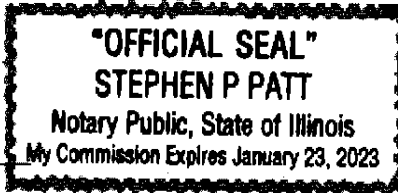
The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: August 28, 2020

Signature: Linda Kaplan
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT LINDA KAPLAN this 28th day of August, 2020

Stephen P. Patt
Notary Public



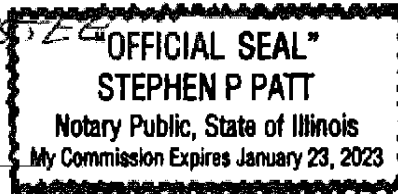
The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 28, 2020

Signature: Linda Kaplan, TRUSTEE
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT LINDA KAPLAN, TRUSTEE this 28th day of August, 2020

Stephen P. Patt
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)