



Doc# 2035234021 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/17/2020 09:51 AM PG: 1 OF 5

TRUSTEE'S DEED IN TRUST

THIS TRUSTEE'S DEED, made this 12th day of NOVEMBER, 2020, by and between Steven Kolber, not individually but as Successor Trustee of the IRVING A. LEWIS REVOCABLE TRUST, under trust agreement dated August 27, 1995 of the County of Cook, and State of Illinois (the "Grantor"), and Jeffrey Lewis, not individually but as Trustee of the JEFFRY LEWIS TRUST DATED JANUARY 30, 2004 whose address is 88 W. Schiller, Unit 604, Chicago, IL 60610 ("Grantee") (hereinafter referred to as "said trustee" regardless of the number of trustees), WITNESSETH that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as Successor Trustee of the above-described trust, and of every other power and authority of the Grantor hereunto enabling, hereby GRANTS, CONVEYS and QUITCLAIMS unto the Grantee, all of the Grantor's interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Legal Description see Exhibit "A" attached hereto and made part of

Permanent Real Estate Index Number: 04-03-200-025-1051

Property Address: 1280 Rudolph Road, Unit 4-J, Northbrook, IL 60062

Exempt transfer under provisions of Paragraph "E" Section 31-45 of the Real Estate Transfer Tax Act.

Date: November 12, 2020

Steven Kolber, Successor Trustee

REAL ESTATE TRANSFER TAX

16-Dec-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

04-03-200-025-1051

| 20201101669392 | 0-805-187-552

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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 and set forth herein.

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, 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 thereof, 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 the 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 the delivery thereof the trust created by this Trustee's Deed in Trust and by said trust agreement were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Trustee's Deed 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 predecessor in trust.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 4-J IN THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM III AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25786573 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE CONDOMINIUMS OF NORTHBROOK COURT COMMUNITY ASSOCIATION RECORDED AS DOCUMENT 25415820 AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL NON EXCLUSIVE EASEMENT OF USE FOR THE PURPOSE OF 2-WAY VEHICULAR TRAFFIC (PASSENGER VEHICLES AND TRUCKS) AND PEDESTRIAN ACCESS TO AND BETWEEN THE ABOVE DESCRIBED PARCEL OF LAND KNOWN AS RUDOLPH ROAD, IN COOK COUNTY, ILLINOIS.

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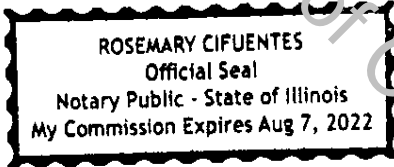
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: November 12 2020.

[Signature]
Steven Kolber, Successor Trustee

SUBSCRIBED and SWORN to before me this 12 day of November, 2020.



[Signature]
NOTARY PUBLIC

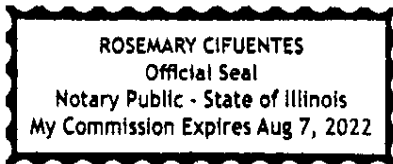
My commission expires: August 7, 2022

The grantee 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 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: November 12 2020.

[Signature]
Jeffrey Lewis, Trustee

SUBSCRIBED and SWORN to before me this 12 day of November, 2020.



[Signature]
NOTARY PUBLIC

My commission expires: August 7, 2022

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 5 of the Illinois Real Estate Transfer Act.]