

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2035816077 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/23/2020 02:37 PM Pg: 1 of 4

Dec ID 20201101654617

GRANTORS, Michael Yadgar and Susan E. Yadgar, husband and wife, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEY** and **QUIT CLAIM** unto **GRANTEES**:

Michael J. Yadgar as Trustee of the Michael J. Yadgar Trust dated March 5, 2009, and Susan E. Yadgar, as Trustee of the Susan E. Yadgar Trust dated March 5, 2009, the beneficial interest of said trusts being held by Michael J. Yadgar and Susan E. Yadgar, husband and wife, not as joint tenants or tenants in common, but as Tenants by the Entirety
732 N. Merrill
Park Ridge, IL 60068

(hereinafter referred to as "said trustee", regardless of the number of trustees,) and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S SECOND ADDITION TO PARK RIDGE, IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 09-25-104-027-0000

Common Address: 732 N. Merrill, Park Ridge, IL 60068

TO HAVE AND TO HOLD 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 present or in futuro, and upon terms for any period or periods of time, not exceeding in the case of any single demise the terms of 99 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 consideration 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 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, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in

UNOFFICIAL COPY

- 2 -

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 of 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 grantors hereby expressly waive and release 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 grantors have set their hands and seals this 26 day of October, 2020.

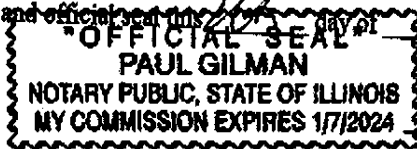
Michael Yadgar
 Michael Yadgar

Susan E. Yadgar
 Susan E. Yadgar

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Yadgar and Susan E. Yadgar, husband and wife, personally known to me or proved to me on the basis of satisfactory evidence 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of October, 2020.



Paul Gilman, 2020.
 Notary Public

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(e).

Dated: 10/26/20

Paul Gilman, Agent.

This instrument was prepared by: Paul A. Gilman 330 N. Wabash, Suite 1700, Chicago, IL 60611
 ► After recording mail to: Paul A. Gilman, 330 N. Wabash, Suite 1700, Chicago, IL 60611
 Send subsequent tax bills to: Michael & Susan Yadgar, 732 N. Merrill, Park Ridge, IL 60068

UNOFFICIAL COPY

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 10-26-20

Signature Kristi Mill
Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME, THIS 26 DAY
OF October, 2020

[Signature]
NOTARY PUBLIC



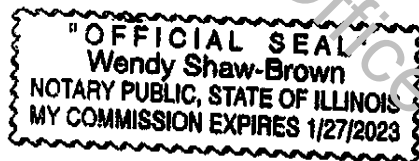
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10-26-20

Signature Kristi Mill
Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 26 DAY
OF October, 2020

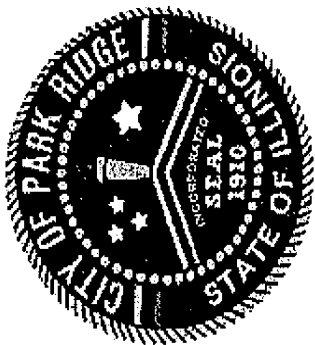
[Signature]
NOTARY PUBLIC



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

UNOFFICIAL COPY



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

Certificate # 20-000167

Pin(s)

09-25-104-027-0000

Address

732 N MERRILL ST

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

11/12/2020

X *Andrea Lamberg*

Andrea Lamberg
Finance Director