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### **UNOFFICIAL COPY**

#### WARRANTY DEED IN TRUST

PREPARED BY & RETURN TO: Michelle H. Gooze-Miller, Esq. Patzik, Frank & Samotny Ltd. 200 S. Wacker Dr., Suite 2700 Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:
Jacqueline M. Levin, Trustee 30 Estate Drive Glencoe, Illinois 60022



Doc# 2101922058 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK
DATE: 01/19/2021 02:33 PM PG: 1 OF 5

Above Space for Recorder's use only

THE GRANTOR, JACQUELINE M. LEVIN, a married woman, of 30 Estate Drive, Glencoe, Illinois 60022, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS (A) AN UNDIVIDED ONE-HALF INTEREST unto JACQUELINE M. LEVIN, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE JACQUELINE M. LEVIN LIVING TRUST u/a/d December 13, 2006, as amended from time to time, whose address is 30 Estate Drive, Glencoe, Illinois 60022 and; (B) AN UNDIVIDED ONE-HALF INTEREST unto ALAN B. PATZIK, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE 2011 JEFFREY S. LEVIN INVESTMENT TRUST u/a/d November 21, 2011, as amended from time to time, whose address is 200 S. Wacker Dr., Ste 200, Chicago, Illinois 60606 (collectively, the "Trust Agreements" ar.J the "Grantees"), and to any and all successor Trustees legally appointed under said Trust Agreements, or who may be legally appointed, all of the Grantor's interest in the following described real estate situated in the County of Cook and the State of Illinois, to-wit:

See legal description on Exhibit A attached hereto and made a part hereof.

Permanent Index Numbers:

05-06-201-074-0000

05-06-201-112-0000

Address of Real Estate:

30 Estate Drive

Glencoe, Illinois 60022

together with all the appurtenances and privileges thereunto belonging or appertaining and subject to any and all easements, restrictions, covenants and encumbrances of record. Each Grantee Trust has as its respective grantor, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

In addition to all of the power and authority granted to the Grantee Trustees by the terms of the Trust Agreements, full power and authority is hereby granted to the Grantee Trustees with

respect to the property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the property as often as desired; contract to sell or convey the property on any terms either with or without consideration; grant options to purchase; convey the property 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 the Grantee Trustees; donate, dedicate, mortgage, pledge or otherwise encumber the property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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; renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modity leases and the terms and provisions thereof at any time or times hereafter; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition of exchange the property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Grantee Trustees from personal liability; and deal with the 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 the Grantee Trustees in relation to the property, or to whom the property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreements have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee Trustees, or be obliged or gavileged to inquire into any of the terms of the Trust Agreements. Every deed, trust deed, mortgage. lease or other assignment, instrument or document executed by the Grantee Trustees in relation to the property 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 trusts created by this Indenture and by the Trust Agreements were 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 the Trust Agreements or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that each of the Grantee Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

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

Exempt under Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e) and Cook County Ordinance 74-106, paragraph (5).

Date: 12 -10 - 20	Signature of Buyer, Seller or Representative
DATED this <b>10</b> day of	Drc , 20 20.
00-	JACQUELINE LEVIN, Grantor
The undersigned hereby accept the and year set forth above.	ALAN B PATZIK, not individually but solely as Trustee
	JACQUELINE M. LEVIN, not individually but solely as Trustee
STATE OF ILLINOIS ) (SECONDITY OF C. 1:	
COUNTY OF Cools )	0.0

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jacqueline Levin, 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 her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of December, 2020.

Commission expires  $\frac{4/28/23}{}$ 

MICHELLE H GOOZE-MILLER Official Seal Notary Public - State of Illinois My Commission Expires Apr 28, 2023 Montary Public V

#### **EXHIBIT A**

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOT 9 IN LAKE SHORE ESTATES SUBDIVISION, BEING A SUBDIVISION OF LOT I IN MELVILLE E. STONE'S SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 6 LYING NORTH OF THE CENTER OF RAVINE TOGETHER WITH THAT PART OF THE EAST 9.76 ACRES OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 6, EXCEPT THAT PART LYING SOUT'I OF THE CENTER OF RAVINE, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAM, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED FEPKUARY 11, 1959 AS DOCUMENT 17453741, LYING SOUTHERLY OF A LINE BEGINNING AT THE POINT OF INTERSECTION OF A LINE 39.48 FEET NORTHERLY DISTANT AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 9 WITH THE EASTERLY RIGHT OF WAY LINE OF ESTATE DRIVE; THENCE FAST ALONG SAID PARALLEL LINE, A DISTANCE OF 175.19 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 164 DEGREES 11 MINUTES 01 SECONDS MEASURED CLOCKWISE. WEST TO NORTHEAST FROM THE LAST DESCRIBED COURSE A DISTANCE OF SAID LOT 9, NOW LYING WITHIN THE WATERS OF LAKE MICHIGAN.

#### PARCEL 2:

LOT 10 IN LAKE SHORE ESTATES SUBDIVISION. BEING A SUBDIVISION OF LOT I IN MELVILLE E. STONE'S SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 6 LYING NORTH OF THE CENTER OF RAVINE TOGETHER WITH THAT PART OF THE EAST 9.76 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6 (FXCEPT THAT PART THEREOF LYING SOUTH OF CENTER OF RAVINE), TOWNSHIP 42 NORTH, RANGE 17, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID LOT 10 THAT PART THEREOF WING WEST, SOUTHWEST AND SOUTHEAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON MOST NORTHWESTERLY LINE OF SAID LOT 10, 5.06 FEET (ARC MEASUREMENT) NOR THEASTERLY OF THE MOST WESTERLY CORNER OF SAID LOT: THENCE SOUTHEASTERLY ALONG A LINE THAT IS 5 FEET NORTHEASTERLY OF AND PARALLEL TO WESTERLY LINE OF SAID LOT A DISTANCE OF 56.55 FEET TO ITS INTERSECTION WITH A LINE THAT IS 5 FEET EAST OF AND PARALLEL TO DUE NORTH AND SOUTH LINE OF SAID LOT; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 49.97 FEET TO ITS INTERSECTION WITH A LINE THAT IS 8 FEET NORTHEASTERLY OF AND PARALLEL TO SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTH 63 DEGREES 06 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 120.35 FEET TO AN ANGLE POINT: THENCE SOUTH 68 DEGREES 56 MINUTES 20 SECONDS EAST ALONG A LINE THAT IS 8 FEET NORTHEASTERLY OF AND PARALLEL TO SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 152.22 FEET; THENCE NORTH 36 DEGREES 35 MINUTES EAST A DISTANCE OF 197.20 FEET TO ITS INTERSECTION WITH THE BASE LINE AS SHOWN ON PLAT OF LAKE SHORE ESTATES SUBDIVISION AFORESAID AT A POINT 100 FEET SOUTHEASTERLY OF NORTHERLY LINE OF SAID LOT MEASURED ALONG SAID BASE LINE; THENCE NORTH 50 DEGREES 19 MINUTES EAST ALONG A LINE PARALLEL TO SOUTHERLY LINE OF SAID LOT TO SHORE LINE OF LAKE MICHIGAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

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30 Estate Drive

Glencoe, Illinois 60022

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the names of the grantors 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.

Date: \_\_\_\_\_\_\_, 20<u>20</u>

Signature: Caracter or Agent

Subscribed and sword to before me

by said Grantor/Agent,

this 10th day of December, 2020

Mulle Sport- Mulle Notary Public

MICHELLE H GOOZE-MILLER
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 28, 2023

The grantee or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Date: *Dec 10*\_\_\_,20\_20

Signature:

Subscribed and sworn to before me

by said Grantee/Agent,

this 10th day of December . 20 20.

Notary Public Tog - Zullo

MICHELLE H GOOZE-MILLER
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 28, 2023