

UNOFFICIAL COPY



Doc# 2102110018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/21/2021 03:58 PM PG: 1 OF 4

DEED IN TRUST

THE GRANTOR,

Eryn A. Levis, a single person of Glenview of the County of Cook and State of Illinois in consideration of the sum TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to **THE GRANTEE**, Eryn Levis, Trustee of the Eryn Levis Revocable Trust dated 02/01/2020, or any reasonable variation or abbreviation of that time, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

(The Above Space for Recorder's Use Only)

Parcel Number (PIN): **04-36-311-045-0000**

Address of Real Estate: **606 Hill Circle, Glenview Illinois 60025**

See Legal Attachment Attached

JT-20-1360 1 of 2 (87)

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide, or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to successor in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from sale or other disposition of the trust property, and such interest is hereby declared to be personal only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Title is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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DATED this 8th day January of 2021

Eryn A. Levis
Eryn A. Levis, Grantor

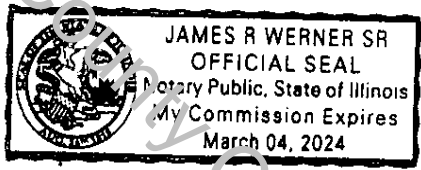
State of Illinois, County of COOK ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT personally known to me to be the same persons who names subscribed to the foregoing instrument, Eryn A. Levis appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of January, 2021.

Commission expires MARCH 04, 2024

James R Werner Sr
NOTARY PUBLIC



Instrument Prepared By:

Eryn A. Levis
606 Hill Circle
Glenview Illinois 60025

MAIL TO AND SEND SUBSEQUENT TAX BILLS

TO:
Eryn A. Levis
606 Hill Circle
Glenview Illinois 60025

Exempt under 35 ILCS 200/31-45 paragraph

Section 4, Real Estate Transfer Act

Date: 1/15/2021
[Signature]
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

21-Jan-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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Legal Description

of premises commonly known as

606 Hill Circle, Glenview Illinois 60025

LOT 2 IN WYATT AND COONS RESUBDIVISION OF LOTS 3, 4, AND 5 IN FORESTVIEW UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTH 266 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin # 04-36-311-045-0000

Property of Cook County Clerk's Office

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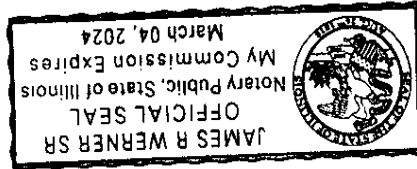
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of their 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 January 8th, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said ERYN LEVIS
This 8 day of JANUARY, 2021
Notary Public [Signature]

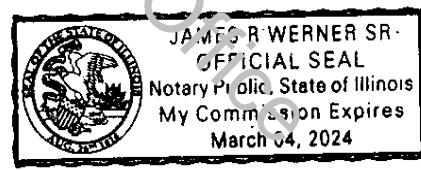


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated January 8th, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said ERYN LEVIS
This 8 day of JANUARY, 2021
Notary Public [Signature]



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 offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 or the Illinois Real Estate Transfer Tax Act.)