

# UNOFFICIAL COPY

Doc#: 2102941050 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2021 09:51 AM Pg: 1 of 5

Dec ID 20201001638983

---

## **DEED IN TRUST**

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Heidi Rubin and David Kaplan and Hannah Kaplan, not as tenants in common, but as joint tenants, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEY AND WARRANT unto:

Heidi Rubin, as Trustee of the Heidi Rubin Trust Agreement dated November 14, 2017 (and in case of the death, absence of said Trustee or her inability or refusal to act, then unto David Kaplan as successor in trust, with like powers, duties and authorities as are hereby vested in said Trustee)

all interest in the following described real estate, commonly known as 2504 Anne Lane, Northbrook, Illinois 60062

P.I.N. 04-20-100-024-0000; 04-20-100-028-0000

and legally described as follows:

PARCEL 1: Lot 81 in Stonegate Subdivision, being a Subdivision of the Northwest  $\frac{1}{4}$  of Section 20 and the Southwest  $\frac{1}{4}$  of Section 17, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: (1) general and special real estate taxes not due and payable at the time of transfer, (2) that certain Annexation Agreement dated November 26, 1996 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 20, 1996 as Document Number 96961151, annexing the Subdivision to the Village, (3) the Declaration, including all amendments and exhibits thereto, (4) easements, building and building line restrictions of record, applicable building and zoning laws and ordinances, (5) rights, agreements, covenants, conditions and restrictions of record including, but not limited to, restrictions limiting use to residential, school, park and religious uses, (6) the Plat of Subdivision of Stonegate Subdivision, together with all easements, covenants, conditions and restrictions shown on said plat, (7) acts

# UNOFFICIAL COPY

done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee, (8) Grantee's mortgage, if any, and related documents, and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantee.

subject to real estate taxes for the year 2018 and all subsequent years, and subject to any and all easements, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

1. Full power and authority is hereby granted to said Trustee:
  - a. To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.
  - b. To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.
  - c. To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.
  - d. 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.
  - e. To partition or to exchange said property, or any part thereof, for other real or personal property.
  - f. To grant easements or charges of any kind.
  - g. To release, convey or assign any right, title or interest in or about said premises.
  - h. To improve, manage, protect and subdivide said real estate or any part thereof.
  - i. To dedicate parks, streets, highways or alleys.
  - j. To vacate any subdivision or part thereof.
  - k. To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.
  
2. It is the express intention of this instrument to vest in the said trustee the entire legal and equitable title in fee, in and to all the premises above described.
  
3. 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.

# UNOFFICIAL COPY

Dated: 8/21, 2020.

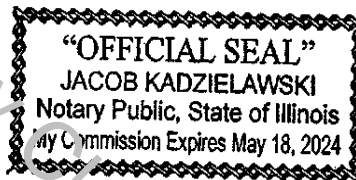
Heidi Rubin  
Heidi Rubin, Grantor

STATE OF ILLINOIS            )  
  )  
COUNTY OF Cook            )     SS.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Heidi Rubin, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 purposes therein set forth.

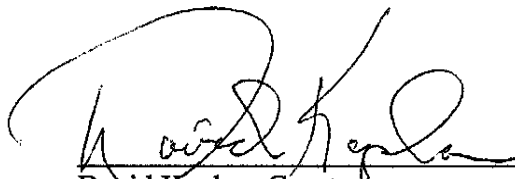
Given under my hand and Notarial Seal on this 21 day of Aug., 2020.

Jacob Kadzielawski  
Notary Public



# UNOFFICIAL COPY

Dated: August 21, 2020.

  
\_\_\_\_\_  
David Kaplan, Grantor

  
\_\_\_\_\_  
Hannah Kaplan, Grantor

STATE OF ILLINOIS )

) SS.

COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT David Kaplan and Hannah Kaplan, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal on this 21 day of Aug, 2020.

  
\_\_\_\_\_  
Notary Public

