

UNOFFICIAL COPY

DEED IN TRUST

Prepared by:

Eugene Klein
5440 N. Cumberland
Suite 150
Chicago IL 60656
(773) 714-1648

Doc#: 2105401043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2021 08:01 AM Pg: 1 of 4

Dec ID 20210101621844

City Stamp 1-778-508-816

Grantee Address &
Mail to & Tax Bill to:
Ilya Lerner
506 W. Lodge Trail
Wheeling, IL 60090

THE GRANTORS, ILYA LERNER and JANE LERNER, HUSBAND AND WIFE as Joint Tenants for and in the consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and DEED in to Ilya Lerner and Jane Lerner, as Co-Trustees of Lerner Living Trust dated January 23rd, 2021 all interest in the following described Real Estate situated in the Cook County in the State of Illinois, to wit:

LEGAL DESCRIPTION

PARCEL 1

UNIT NUMBER 3G, IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819, AS AMENDED FROM TIME TO TIME, AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NO. 90303797, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENT DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY", IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-17-228-020-1017

Commonly Known as 812 W. Van Buren St., Unit 3G Chicago IL 60607

REAL ESTATE TRANSFER TAX

03-Feb-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-228-020-1017 | 20210101621844 | 1-778-508-816

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

The interest of each and every beneficiary hereunder shall be only in the earnings and proceeds arising from the sale or 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 and proceeds thereof as aforesaid. Full power and authority are hereby granted to said trustee(s) to improve, manage, protect said premises; to contract to sell, to grant options to purchase; to convey either with or without consideration; 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 AT ANY 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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. Para E

Signed 1-23 date 1-23 2020
Homestead Rights inapplicable and/or waived

Property of Cook County Clerk's Office

UNOFFICIAL COPY

In Witness Whereof, the grantor(s) aforesaid have set their hands and seals on 1-23, 2021

Ilya Lerner
ILYA LERNER

State of Illinois)
Cook County)

I, the undersigned Notary Public in and for the said county and State, do hereby certify that **Ilya Lerner** known to me to be the same person whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Given under my hand and official seal this 23 day of Jan, 2021 [SEAL]



My Commission Expires: _____
Notary Public: _____

In Witness Whereof, the grantor(s) aforesaid have set their hands and seals on 1-23, 2021

Jane Lerner
JANE LERNER

State of Illinois)
Cook County)

I, the undersigned Notary Public in and for the said county and State, do hereby certify that **Jane Lerner** known to me to be the same person whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Given under my hand and official seal this 23 day of Jan, 2021 [SEAL]



My Commission Expires: _____
Notary Public: _____

The foregoing transfer of title/conveyance is hereby accepted by Trustees under the provisions of the Lerner Living Trust dated **January 23, 2021**.

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, a foreign corporation or another entity or person authorized to do business and acquire and hold title to real estate in Illinois

Dated 1-23-21 *Glynn Leber*
GRANTOR

The undersigned, a Notary Public in and for the State of Illinois, certifies that *E. Klein* known to me to be the same person whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Date 1-23 2021 [SEAL]



Notary Public:

Signature *E. Klein*

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 either a natural person, an Illinois corporation, a foreign corporation or another entity or person authorized to do business and acquire and hold title to real estate in Illinois

Date: 1-23/21 *Glynn Leber*
GRANTEE

The undersigned, a Notary Public in and for the State of Illinois, certifies that *E. Klein* known to me to be the same person whose name and signature are subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Date 1-23 2021 [SEAL]



Notary Public:

Signature *E. Klein*