

UNOFFICIAL COPY

DEED IN TRUST Illinois

Doc#. 2105655204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2021 12:31 PM Pg: 1 of 5
Dec ID 20210101621413

MAIL TO:
Brian Ford O'Grady
O'Grady Law Group, P.C.
2222 Chestnut Avenue
Suite 304
Glenview, IL 60026

NAME AND ADDRESS OF TAXPAYER:

Sandra Kaminsky
2 The Court of Harborside, Apt. 307
Northbrook, Illinois 60062

THE GRANTOR(S) Sandra Kaminsky, a married woman, of 2 The Court of Harborside, Apt. 307, Northbrook, Illinois 60062 for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIM(S) unto Sandra Kaminsky, as **Trustee under the provisions of a Trust Agreement dated January 23, 2002 and known as the Sandra Kaminsky Living Trust**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal description: SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 04-08-300-075-1029

Property Address: 2 The Court of Harborside, Apt. 307, Northbrook, Illinois 60062

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements 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 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, 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

UNOFFICIAL COPY

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 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 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 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 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, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED: December 4, 2020



SANDRA KAMINSKY

UNOFFICIAL COPY

STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT SANDRA KAMINSKY , personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 4th day of December, 2020.



Notary Public

My commission expires on: 6-23-24



NAME AND ADDRESS OF PREPARER:
Brian Ford O'Grady

O'Grady Law Group, P.C.
2222 Chestnut Avenue
Suite 304
Glenview, IL 60026-1679
847-486-9960
847-486-9970 fax

COUNTY-ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW.

DATE: 12/4/2020

Sandra Kaminsky
Buyer, Seller or Representative

UNOFFICIAL COPY

LEGAL DESCRIPTION

2 The Court of Harborside, Apt. 307 Northbrook Illinois 60062

04-08-300-075-1029

UNIT NUMBER "PH"-7, IN THE HARBORSIDE CONDOMINIUM II, AS DELINEATED ON SURVEY OF LOT 199 IN ANCIENT TREE UNIT NUMBER 1-"G," A RESUBDIVISION OF ALL OF OUT LOT 6 IN ANCIENT TREE UNIT 1-B, A SUBDIVISION RECORDED PER DOCUMENT NUMBER 22970839, AND ALSO A PART OF LOT 1003 IN ANCIENT TREE UNIT NUMBER 1 BEING A SUBDIVISION OF PARTS OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR HARBORSIDE CONDOMINIUM II, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1977 KNOWN AS TRUST NUMBER 32211, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24311714, DATED FEBRUARY 3, 1978, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

STATEMENT OF GRANTOR/GRANTEE

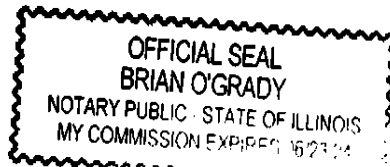
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Dec. 4, 2020

Signature: Sandra Kaminsky
Grantor or Agent

Subscribed and sworn to before me by
the said _____ this
_____ day of _____, 20____.

[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: Dec. 4, 2020

Signature: Sandra Kaminsky
Grantee or Agent

Subscribed and sworn to before me by
the said _____ this
_____ day of _____, 20____.

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