

UNOFFICIAL COPY

Doc#: 2108507564 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 02:56 PM Pg: 1 of 4
Dec ID 20210301663431

PREPARED BY AND RETURN TO:

Wayne T. Lofthouse
Attorney at Law
1420 Renaissance, Suite 213
Park Ridge, IL 60068

MAIL TAX BILL/GRANTEE ADDRESS:

Carol Di Joseph
1625 Sheridan Road, Unit 413
Wilmette, IL 60091

DEED IN TRUST

THIS INDENTURE dated this 25th day of February, 2021, between CAROL DI JOSEPH, f/k/a CAROL BERMAN, Divorced and not since remarried, 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 acknowledged, conveys and warrants unto CAROL DI JOSEPH, as Trustee under the provisions of a declaration of trust dated the 25th day of February, 2021, and known as the CAROL DI JOSEPH LIVING TRUST, and to all and every successor or successors in trust under the trust agreement, the following described real estate located in the County of Cook, State of Illinois, to wit:

SEE ATTACHED "LEGAL DESCRIPTION"

Permanent Index Number: 05-27-201-040-1042

Property Address: 1625 Sheridan Road, Unit 413, Wilmette, IL 60091

TO HAVE AND TO HOLD the premises with the 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 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 a successor or successors in trust, any and all of the title and estate of the trust, and to grant to such successor or successors 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, street 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 99 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 the powers and authority of the Trustee, and the execution of every contract, option, deal, 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 instrument, 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 successor 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.

UNOFFICIAL COPY

UNIT 413 IN 1625 SHERIDAN HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN D. J. L. WALTHER'S CONSOLIDATION IN THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (RECORDED APRIL 23, 1971 AS DOCUMENT NUMBER 21458249) BEING ALSO DESCRIBED AS LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND OF THE WEST 40 FEET WEST OF AND ADJOINING THE WEST LINE OF BLOCK 2 THEREOF IN A SUBDIVISION OF SECTIONS 27 AND 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1895 AS DOCUMENT NUMBER 2269816 IN COOK COUNTY, ILLINOIS, AND LOT 4 (EXCEPT THE NORTH WESTERLY 45 FEET) IN ANTOINETTE GAGE'S SUBDIVISION OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1 AND 2 IN GAGE'S ADDITION TO VILLAGE OF WILMETTE IN THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25291029, AND AMENDED BY AMENDMENT RECORDED FEBRUARY 14, 1980 AS DOCUMENT NUMBER 25362546, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTEE FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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.

Dated 2/25/2021

X Carol DiJoseph
Signature of Grantor or Agent

Subscribed and sworn to before me this

25 day of February, 2021
Day Month Year

AWL
Notary Public



The grantee or the grantee's 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 2/25/21

X Carol DiJoseph
Signature of Grantee or Agent

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

Subscribed and sworn to before me this

25 day of February, 2021
Day Month Year

AWL
Notary Public

