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Doc#: 2120812061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 05:20 AM Pg: 1 of 6

Dec ID 20210301662999

DEED IN TRUST

MAIL TO:

John H. Ciprian
8501 W. Higgins Road, Suite 440
Chicago, Illinois 60631

NAME & ADDRESS OF TAXPAYER

Mary Frances Sorquist
2150 Bouterse Street, Unit 105C
Park Ridge, Illinois 60068

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, MARY FRANCES SORQUIST, a widow, of 2150 Bouterse Street, Unit 105C, Park Ridge, Illinois 60068, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, convey and warrant unto MARY FRANCES SORQUIST, as trustee of THE MARY FRANCES SORQUIST LAND TRUST AGREEMENT NUMBER ONE, dated March 10, 2021, and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 09-27-200-053-1041

Commonly Known As: 2150 Bouterse Street, Unit 105C, Park Ridge, Illinois 60068

together with the tenements and appurtenances thereto belonging.

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 agreement 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, street, 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 praesenti or in futuro, 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 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

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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 other 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorandum, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And 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 the sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals on ^{March 10th 2021} ~~January 25~~, 2021.

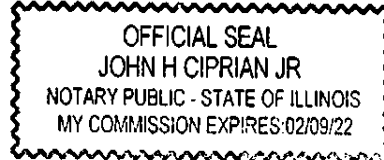
Mary Frances Sorquist
MARY FRANCES SORQUIST

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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 MARY FRANCES SORQUIST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal on ^{March 10}~~January 25~~, 2021



[Signature]
NOTARY PUBLIC

This Deed in Trust is hereby accepted by MARY FRANCES SORQUIST, the trustee of THE MARY FRANCES SORQUIST LAND TRUST AGREEMENT NUMBER ONE, dated ~~January 25~~, 2021.

March 10,

Mary Frances Sorquist
MARY FRANCES SORQUIST

Exempt under Provisions of Paragraph E Section 4,
Real Estate Transfer Act

Mary Frances Sorquist
Signature of Buyer, Seller, or Representative

Instrument prepared by: John H. Ciprian, Reda | Ciprian | Magnone, LLC, 8501 W. Higgins #440, Chicago, IL 60631

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**Legal Description for
2150 Bouterse Street, Unit 105C
Park Ridge, Illinois 60068**

Parcel 1: Unit No. 2150-105C in the Gallery of Park Ridge Condominium as delineated on a survey of the following described Real Estate: Lot 2 in Oakton School Resubdivision, being a resubdivision of various lots, parcels and vacated alleys in the West ½ of the Northeast ¼ of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, a survey of which attached as Exhibit "B" to the Declaration of Condominium recorded as Document 3282248 and amended as Document Number 93552560 together with its percentage interest in the common elements.

Parcel 2: The exclusive use of Space Number 54, subject to the terms and conditions as set forth in the Declaration, as amended from time to time.

PIN: 09-27-200-053-1041

Commonly Known As: 2150 Bouterse Street, Unit 105C, Park Ridge, Illinois 60068

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

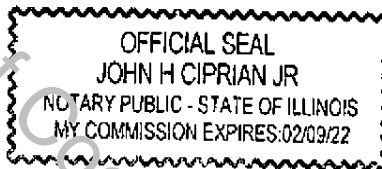
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

March 10
Dated: ~~January 25~~, 2021

Signature: *Mary F. Argente*
Grantor or Agent

Subscribed and sworn to before me this
10th day of March, 2021

[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.

March 10
Dated: ~~January 25~~, 2021

Signature: *Mary Frances Argente*
Grantee or Agent

Subscribed and sworn to before me this
10th day of March, 2021.

[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 10 of the Illinois Real Estate Transfer Tax Act.)

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

Certificate # 21-000716

Pin(s)

09-27-200-053-1041

Address

2150 BOUTERSE AVE UNIT 105 C

This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44


Property Transfer Tax

\$25.00

Date

07/01/2021

Property of Cook County Clerk's Office

X 

Joseph C. Gilmore
City Manager