

DEED IN TRUST  
(Illinois)

UNOFFICIAL COPY

Doc#: 2201813422 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2022 03:14 PM Pg: 1 of 3  
  
Dec ID 20211201674093

THE GRANTORS, PHILIP W. KAHN and SHERIE S. KAHN, husband and wife, of 991 Pear Tree Lane, Wheeling, Illinois 60090, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, Convey and Quit Claim unto PHILIP KAHN and SHERIE KAHN, of 991 Pear Tree Lane, Wheeling, Illinois 60090, as Trustees under the provisions of a Declaration of Trust dated 12-13-2021, and known as THE KAHN FAMILY TRUST (hereinafter referred to as "said Trustee" regardless of the number of Trustees), and unto all and every Successor or Successors in trust under such declaration of trust, the following described real estate in the County of Cook, and State of Illinois, to wit:

(Above Space for Recorder's Use Only)

LOT 210 IN LEMKE FARMS SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Index Number: 03-15-217--040

Address of real estate: 991 Pear Tree Lane, Wheeling, Illinois 60090

**EXEMPTION LANGUAGE:** Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Act.

12-18-21  
Date

[Signature]  
Buyer, Seller, or Representative

WHEELING  
Real Estate Transfer Approved  
Initials MB Date 12/18/21  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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 and protect said premises or any part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey with 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 mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of 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; to contract to make leases and to contract respecting the manner of fixing the amount of present or future rentals; 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

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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 aforesaid.

And 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 13 day of December, 2021.

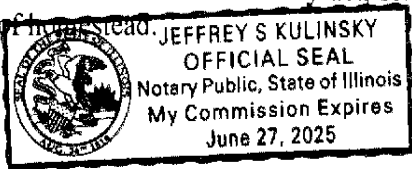
Philip W. Kahn (SEAL)  
PHILIP W. KAHN

Sherie S. Kahn (SEAL)  
SHERIE S. KAHN

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 PHILIP W. KAHN and SHERIE S. KAHN, personally known to be the same persons whose names are subscribed to the foregoing instrument, 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS  
SEAL  
HERE



Given under my hand and official seal, this 13 day of December, 2021.

Commission expires 6/27, 2025.

Jeffrey S. Kulinsky  
NOTARY PUBLIC

This instrument was prepared by Kulinsky & Associates, Ltd., 395 E. Dundee Road, Suite 200, Wheeling, Illinois 60090.  
(Name and Address)

**\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE**

**MAIL TO:**

Kulinsky & Associates, Ltd.  
(Name)  
395 E. Dundee Road, Suite 200  
(Address)  
Wheeling, Illinois 60090  
(City, State and Zip)

**SEND SUBSEQUENT TAX BILLS TO:**

PHILIP and SHERIE KAHN, Co-Trustees  
(Name)  
991 Pear Tree Lane  
(Address)  
Wheeling, Illinois 60090  
(City, State, and Zip)

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## STATEMENT BY GRANTOR AND GRANTEE

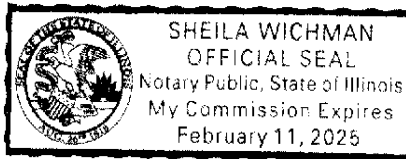
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-13, 2021.

[Signature]  
Agent or Grantor

SUBSCRIBED and SWORN to before me, this 13<sup>th</sup> day of December, 2021.

[Signature]  
Notary Public



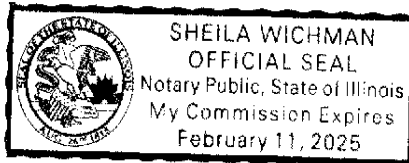
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-13, 2021.

[Signature]  
Agent or Grantee

SUBSCRIBED and SWORN to before me, this 13<sup>th</sup> day of December, 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 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.)