

UNOFFICIAL COPY

Doc#: 2203321175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 09:30 AM Pg: 1 of 6

Dec ID 20220101612817

DEED IN TRUST

MAIL TO:

Heather J. Rose
Papanek Rose & Associates
1448 Techny Road
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Mary Rivi, Trustee
385 North Point Road, #502
Osprey, FL 34229-0987

(The Above Space For Recorder's Use Only)

THE GRANTOR, MARY RIVI, surviving joint tenant, of Osprey, County of Sarasota in the State of Florida, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to MARY ALICE RIVI, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 2nd day of October, 1998, and designated as the MARY ALICE RIVI TRUST AGREEMENT, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH e,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 6/26/21

Mary Alice Rivi
Buyer, Seller or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the terms 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 trust 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 or all of the title and estate of the trust, and to grant to such successor or successors in trust all 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, streets, highways or alleys, and to vacate any portion of the premises, and (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 199 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 any such party 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

UNOFFICIAL COPY

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 instruments, 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 successors 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.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 29 day of December, 2021.

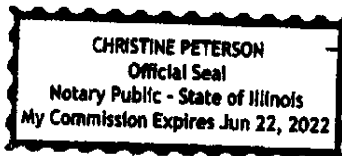
Mary Rivi (SEAL)
MARY RIVI

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 RIVI, 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 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 official seal, this 29th day of December, 2021.

IMPRESS SEAL HERE



Christine Peterson
Notary Public

UNOFFICIAL COPY



Real Estate Transfer Tax
EXEMPT

Name of Buyer:
 MARY ALICE RIVI TRUSTEE

Issue Date 1/28/2022

Revenue Stamps:

Village of Wilmette	EXEMPT	Qty	1	= EXEMPT
Real Estate Transfer Tax				
Stamp #:	MG	2022-01-28	1616 SHERIDAN RD UNIT 4C	

Property Address:
 1616 SHERIDAN RD UNIT 4C
 WILMETTE, IL. 60091

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 4-C, AS DELINEATED UPON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY, ("PARCEL"): LOT A IN M.A. PANCOE SUBDIVISION, BEING LOT 2, (EXCEPT THE SOUTHWESTERLY 100 FEET OF THE NORTHWESTERLY 130 FEET, 3 INCHES AND EXCEPT THE SOUTHEASTERLY 3.5 FEET OF THE SOUTHWESTERLY 100 FEET), IN BLOCK 2 IN SUBDIVISION OF BLOCKS 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND 40 FEET LYING WEST AND ADJOINING WEST LINE OF BLOCK 2 THEREOF, SAID ADDITIONAL BEING A SUBDIVISION OF FRACTIONAL SOUTH WEST 1/4 AND FRACTIONAL NORTH EAST 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 6 CHAINS OF FRACTIONAL SOUTH EAST 1/4 AND THE EAST 40 FEET OF FRACTIONAL NORTH WEST 1/4 OF SAID SECTION 27, AND ALSO THAT PORTION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 28, LYING EAST OF CHICAGO, MILWAUKEE RAILROAD, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY KENISLWORTH ARMS CORPORATION AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21752096 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Property Index Number: 05-27-200-060-1028

Property Address: 1616 Sheridan Road, #4C, Wilmette, Illinois 60091

Cook County Clerk's Office

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 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.

Date: 12/29/2021 Signature: Melathus G. Ror
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



Mary E. Rubel
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.

Date: 12/29/2021 Signature: Melathus G. Ror
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



Mary E. Rubel
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 provisions of Section 4 of the Illinois Real Estate Transfer Act.]