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Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 01:31 PM Pg: 1 of 5
Dec ID 20220301666990

TRUSTEE'S DEED IN TRUST (ILLINOIS)

Prepared By and
Return Recorded To:
Kelli Chase Plotz, Esq.
Katten Muchin Roseman LLP
525 West Monroe Street
Chicago, Illinois 60661

Send Subsequent Tax
Bills To:
Iris G. Baron, Trustee
21 E. Huron, Apt. 2504
Chicago, Illinois 60611

(The Above Space for Recorder's Use Only)

THIS INDENTURE made by and between Iris G. Baron, not individually, but solely as Successor Trustee of the Mary W. Baron Living Trust U/A/D 2/16/1990 (see EXHIBIT A for Acceptance of Successor Trustee of Mary W. Baron Living Trust U/A/D 2/16/1990, attached hereto and made a part hereof), whose mailing address is 21 E. Huron, Apt. 2504, Chicago, Illinois 60611 ("Grantor"), for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, WARRANTS and CONVEYS unto Iris G. Baron, not individually, but solely as Trustee of the Iris G. Baron Revocable Trust U/A/D 3/6/1996, whose mailing address is whose mailing address is 21 E. Huron, Apt. 2504, Chicago, Illinois 60611 ("Grantee"), the following described real estate in the County of Cook in the State of Illinois, to be held by Grantee, to wit:

UNIT NO. 9128-3F, IN THE TERRACE SQUARE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY, ILLINOIS RECORDER AS DOCUMENT 25132652, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 9128 Terrace Dr #3F, Niles, Illinois 60714
Parcel ID No.: 09-10-401-100-1114

SUBJECT TO general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility easements and roads and highways.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property of the Grantor.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the deed in trust delivered in pursuance of the trust agreement. This deed is made subject to the lien of every trust deed or mortgage, if any, of record in the stated county affecting the property described above given to secure the payment of money, and remaining unreleased at the date of delivery.

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This Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Dated: 1-19-22

Signed: *Jess & Baron*
Grantor/Attorney/Agent

TO HAVE AND TO HOLD these premises with the tenements and appurtenances belonging to them on the trust and for the uses and purposes set forth and in the trust agreement.

Full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide the premises or any part of them; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part of it; to resubdivide the properties 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 all or part of the premises to a successor in trust and to grant to that successor in trust all title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber all or part of the property; to lease all or part of the property from time to time in possession or reversion by leases to commence contemporaneously or in the future, on any terms and for any period of time; to renew and extend leases on any terms and for any period of time; to amend, change or modify leases and their terms and provisions at any time; to contract to make leases and to grant options to lease, options to renew leases, and options to purchase all or part of the reversion; to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange all or part of the property for any other real or personal property; to grant easements or charges of any kind; to release and convey or assign any right, title, or interest in and about or easement appurtenant to all or part of the premises; or to do with the property and every part of it in all other ways and for such consideration as it would be lawful for any person owning the premises to deal with it, whether similar or different from the ways above specified, at any time.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part of them is conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to investigate the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to this real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other agreement; provided that, by delivery of such instruments, the trust created by this indenture and by the trust agreement was in full force and effect, that the conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this indenture and in the trust agreement or some amendment of it and binding on all beneficiaries under it, that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and that if the conveyance is made to a successor in trust, that such successor in trust was properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its predecessors in trust. The interest of each and every beneficiary under the trust 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 the real estate. That interest is hereby declared to be personal property. No beneficiary under this agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds of it as stated.

If the title to any of these 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 of it, or any memorial, the words "in trust", or "on

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condition”, or “with limitations”, or words of that import, in accordance with the statute.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the deed in trust delivered to that trustee in pursuance of the trust agreement. This deed is made subject to the lien of every trust deed or mortgage, if any, of record in the stated county affecting the property described above given to secure the payment of money, and remaining unreleased at the date of delivery.

EXECUTED this 19 day of JANUARY, 2022.

GRANTOR:

Iris G. Baron

Iris G. Baron, not individually, but solely as Successor Trustee of the Mary W. Baron Living Trust U/A/D 2/16/1990

STATE OF IL)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Iris G. Baron, not individually, but solely as Successor Trustee of the Mary W. Baron Living Trust U/A/D 2/16/1990, is 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.

Given under my hand and seal this 19 day of January, 2022.

Commission expires: 5/14/22



[Signature]
NOTARY PUBLIC

TRUSTEE ACCEPTANCE

The Grantee, Iris G. Baron, not individually, but solely as Trustee of the Iris G. Baron Revocable Trust U/A/D 3/6/1996, hereby acknowledges and accepts this conveyance into the said trust.

Iris G. Baron

Iris G. Baron, not individually, but solely as Trustee of the Iris G. Baron Revocable Trust U/A/D 3/6/1996

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

VII. VILLAGE OF NILES REAL ESTATE TRANSFER TAX 2/22/22 9125 Terrace #3F 28198 \$ <u>Exempt</u>

PROPERTY OF Cook County Clerk's Office

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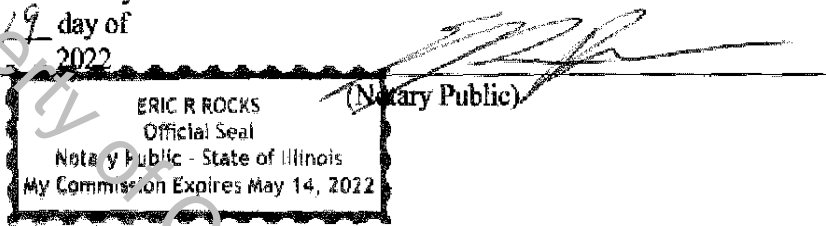
STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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: 1-19, 2022

Signature: [Signature]
Grantor/Attorney/Agent

Subscribed and sworn to before me by the said January this 19 day of 2022

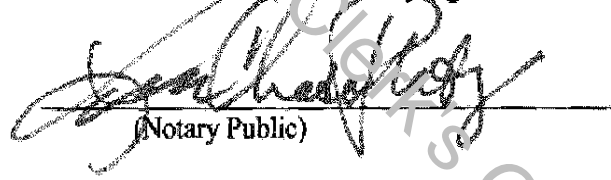


The grantee or their agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3/16/22 2022

Signature: [Signature]
Grantee/Attorney/Agent

Subscribed and sworn to before me by the said March this 16 day of 2022



(Notary Public)



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