

# UNOFFICIAL COPY

Doc# 2211913219 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/29/2022 02:23 PM Pg: 1 of 4

## TRUSTEE DEED IN TRUST

Dec ID 20220401697015

### Name & address of Owner:

Lisa Palmer Dickholtz and  
Marshall Dickholtz Jr.  
801 Queens Lane  
Glenview, IL 60025

This was prepared by  
(& mail recorded transfer on death instrument to):

Julie A. Kolodziej  
JPR Law, LLC  
2045 W. Grand Ave, Ste B91408  
Chicago, IL 60612

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THE GRANTOR, Lisa Palmer Dickholtz and Marshall Dickholtz Jr., as co-trustees of the Marshall Dickholtz Jr. Revocable Trust dated 2/5/2016 ("Marshall's Trust") of Glenview, County of Cook, State of Illinois for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM Marshall Trust's entire interest in the real estate to

Lisa Palmer Dickholtz and Marshall Dickholtz Jr., co-trustees of the Lisa Palmer Dickholtz Revocable Trust dated 02/05/2016

the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See LEGAL DESCRIPTION attached as Exhibit "A" attached hereto and made a part hereof**

Property commonly known as: 801 Queens Lane, Glenview, IL 60025

PIN: 04-25-202-113-0000

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trust 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, 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 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 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

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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 agreement 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.

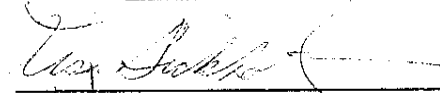
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

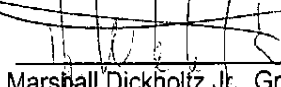
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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.

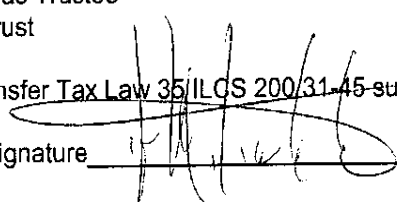
Dated this 27th day of January, 2021

  
\_\_\_\_\_  
Lisa Palmer Dickholtz, Grantor as Trustee  
of the Marshall Dickholtz Jr. Trust

  
\_\_\_\_\_  
Marshall Dickholtz Jr., Grantor as Trustee  
Of the Marshall Dickholtz Jr. Trust

Exempt under Real Estate Transfer Tax Law 35/ILCS 200/31-45-sub par. E and Cook County Ord. 03-0-27 par. 4

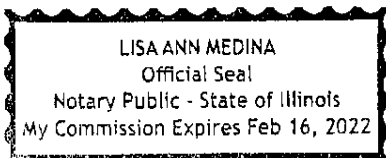
Date 27th January, 2021

Signature  \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lisa Palmer Dickholtz and Marshall Dickholtz Jr., personally known to me 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.

Given under my hand and official seal this 27th day of January, 2021.



  
\_\_\_\_\_  
Notary Public

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## Exhibit "A" – Legal Description

LOT 1 IN MARGARET RESUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property commonly known as: 801 Queens Lane, Glenview, IL 60025

PIN: 04-25-202-113-0000

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 01 | 27 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

State of Illinois County of Cook

Subscribed and sworn to before me, Name of Notary Public:

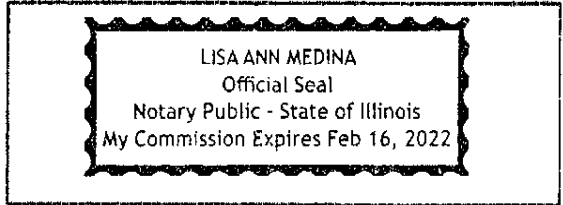
Lisa Ann Medina

By the said (Name of Grantor): Marshall Dickholtz Jr.

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 27 | 2021

NOTARY SIGNATURE: Lisa Ann Medina



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 01 | 27 | 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

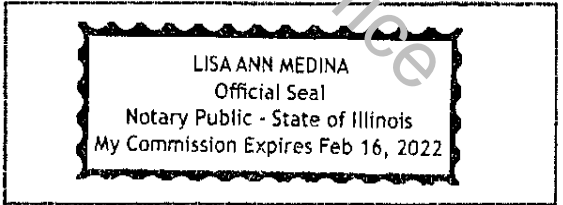
Lisa Ann Medina

By the said (Name of Grantee): Marshall Dickholtz Jr.

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 27 | 2021

NOTARY SIGNATURE: Lisa Ann Medina



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**