

# UNOFFICIAL COPY

## DEED IN TRUST

### PREPARED BY & RETURN TO:

Matthew L. Brown  
Brown Law Group, LLC  
301 E. Lincoln Highway  
DeKalb, Illinois 60115

### GRANTEES' NAMES & ADDRESS and TAXES TO:

John M. Wunderlich and Yelena  
Shagall, TTEES  
6209 N. Legett Avenue  
Chicago, Illinois 60646



Doc# 2215357016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/02/2022 12:10 PM PG: 1 OF 9

*THIS INDENTURE* witnesseth, that on the 25 day of March, 2022, the Grantors, **John M. Wunderlich** and **Yelena Shagall**, husband and wife, of 6209 N. Legett Avenue, Chicago, Illinois 60646, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, **WARRANT and CONVEY** unto Grantees, **John M. Wunderlich not individually but as Trustee of the John M. Wunderlich Trust dated March 25, 2022**, and unto all and every successor or successors in trust under said trust agreement, as to an undivided one-half (1/2) interest, and **Yelena Shagall not individually but as Trustee of the Yelena Shagall Trust dated March 25, 2022**, and unto all and every successor or successors in trust under said trust agreement, as to an undivided one-half (1/2) interest (hereinafter collectively referred to as "said Trustee," regardless of the number of trustees), all their interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

[SEE ATTACHED SCHEDULE OF REAL ESTATE]

*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 Agreements set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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

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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 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 limitation 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 memorial, 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 sale on execution or otherwise.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

<b>VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX</b>	
PIN: 10-16-2014-0-29-1031	
ADDRESS: 4901 GLEBE RD. # 307	
19316	\$ 25.00
5/2/22	

John Wunderlich (Seal)  
John M. Wunderlich

Yelena Shagall (Seal)  
Yelena Shagall

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT **John M. Wunderlich** and **Yelena Shagall**, 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.

GIVEN UNDER my hand and notarial seal this 25th  
day of March, 2022.



Zulma Martinez  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E" SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW. 35 ILCS 200/31-45.

March 25, 2022  
Date

[Signature]  
Buyer, Seller or Representative  
John Wunderlich

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## SCHEDULE OF REAL ESTATE

### **PARCEL 1:**

UNIT NO. 307 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'); THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST 33 RODS OF SAID NORTHEAST ¼; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID EAST 33 RODS OF THE NORTHEAST ¼, A DISTANCE OF 153.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.57 FEET FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.0 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.41 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.63 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 79 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.40 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.78 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967, AND KNOWN AS TRUST NUMBER 32766, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR2813918; TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY.)

AND

### **PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 1970, AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON NOVEMBER 17, 1970, AS DOCUMENT LR-2530976, AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967, AND KNOWN AS TRUST NUMBER 32766, TO MAX M. SMILEY AND EVELYN SMILEY, HIS WIFE, DATED AUGUST 29, 1975, AND FILED SEPTEMBER 19, 1975, AS DOCUMENT LR2830339, FOR INGRESS AND EGRESS.

PIN: 10-16-204-029-1031

4901 W. GOLF ROAD, UNIT 307, SKOKIE, IL 60077

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**PARCEL 3:**

LOT 12 IN BLOCK 12 IN FIRST ADDITION TO BECKER'S EDGEBROOK FOREST PRESERVE ADDITION, BEING A SUBDIVISION OF LOT 17 AND THE SOUTH WESTERLY ½ OF LOT 16 IN THE SUBDIVISION OF BRONSON'S PART OF THE CALDWELL RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE-13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-04-219-007-0000

6209 N. LEGETT AVENUE, CHICAGO, IL 60646

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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: March | 25 | 20 22

SIGNATURE: John Wunderlich

GRANTOR or AGENT  
**John M. Wunderlich and Yelena Shagall**

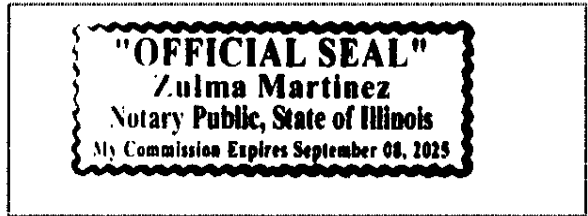
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): John M. Wunderlich and Yelena Shagall AFFIX NOTARY STAMP BELOW

On this date of: March | 25 | 20 22

NOTARY SIGNATURE: Zulma Martinez



### 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: March | 25 | 20 22

SIGNATURE: Yelena Shagall  
GRANTEE or AGENT

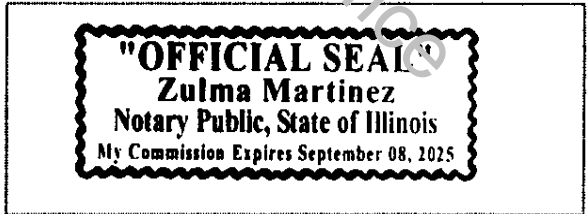
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

**Yelena Shagall, Trustee of the Yelena Shagall Trust**  
By the said (Name of Grantee): dated 25, March, 2022

On this date of: 25<sup>th</sup> | March | 20 22

NOTARY SIGNATURE: Zulma Martinez



### 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)**)

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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: March | 25 | 2022

SIGNATURE: John Wunderlich

GRANTOR or AGENT  
**John M. Wunderlich and Yelena Shagall**

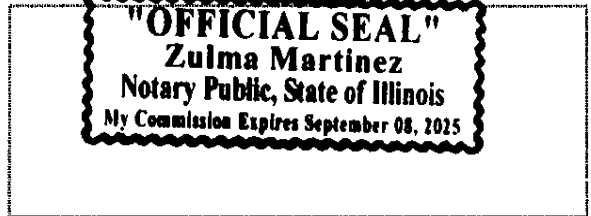
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): John M. Wunderlich and Yelena Shagall AFFIX NOTARY STAMP BELOW

On this date of: 25<sup>th</sup> March | 2022

NOTARY SIGNATURE: Zulma Martinez



### 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: March | 25 | 2022

SIGNATURE: John Wunderlich

GRANTEE or AGENT

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

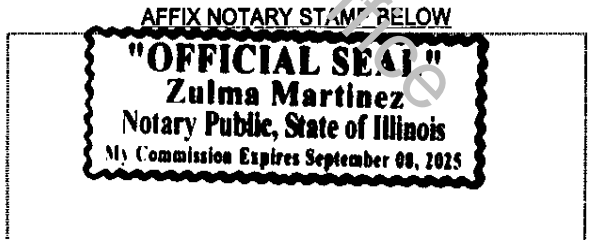
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

**John M. Wunderlich, Trustee of the John M. Wunderlich**

By the said (Name of Grantee): Trust dated \_\_\_\_\_, 2022

On this date of: 25<sup>th</sup> March | 2022

NOTARY SIGNATURE: Zulma Martinez



### 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)**)

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**REAL ESTATE TRANSFER TAX**

09-May-2022



**CHICAGO:**

0.00

**CTA:**

0.00

**TOTAL:**

0.00

13-04-219-007-0000 | 20220501608963 | 1-694-365-584

\* Total does not include any applicable penalty or interest due.

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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20220501608963 | 0-057-407-376

13-04-219-007-0000