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Doc# 2223122018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/19/2022 10:12 AM PG: 1 OF 6

DEED IN TRUST
PREPARED BY
Stephen J. Epstein
Attorney at Law
1861 OLD BRIAR ROAD
HIGHLAND PARK, IL 60035

MAIL TO

Send Tax Bill to and
ADDRESS OF PROPERTY AND GRANTEE:
HARVEY KAPLAN
PHYLLIS M. KAPLAN
1325 PERRY STREET UNIT 205
DES PLAINES, IL 60016

HARVEY KAPLAN AND PHYLLIS KAPLAN, husband and wife, of 1325 PERRY STREET UNIT 205, DES PLAINES, IL 60016 for and in consideration of ten (\$10.00) and other good and valuable consideration, in hand paid, convey and quit claim to HARVEY KAPLAN AND PHYLLIS M. KAPLAN and to their substitutes and successors as Trustees, not individually, but as Trustees under THE PHYLLIS AND HARVEY KAPLAN FAMILY TRUST DATED July 22, 2022 of 1325 PERRY STREET UNIT 205, DES PLAINES, IL 60016 the following described property in the County of Cook, State of Illinois:

See Exhibit A attached hereto and made a part hereof

PIN 09-17-408-032-1005
COMMONLY KNOWN AS 1325 Perry Street, Unit 205, Des Plaines, Illinois 60016

Subject to: nondelinquent general real estate taxes and special taxes or assessments levied after the date of this deed; covenants, conditions and restrictions of record, declaration of condominium and to any mortgage of record.

And that said grantor hereby expressly waives and releases 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.

TO HAVE AND TO HOLD the said real estate with the appurtenance, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said trustee to subdivide the premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision of part thereof, and to re-subdivide the premises as often as desired, to contract to sell, to grant options to purchase or to sell on any terms, to convey either with or without consideration, to convey the 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 the premises, or any part thereof, to lease the premises or any part thereof, from time to time,

Exempt deed or instrument
eligible for recordation
without payment of tax.

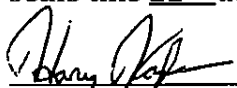
7-22-22


City of Des Plaines

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in possession or reversion, by leases to commence in *praesenti* or *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 premises, or any part thereof, for other real or person property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the premises, or any part thereof, and to deal with the title to the premises and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to said premises to deal with it, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party 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 obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trustee deed, mortgage, lease or other instrument executed by said Trustee in relation to said premises 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 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 under said Trust Agreement 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 any other disposition of said premises, 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 premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 22nd day of July, 2022



 HARVEY KAPLAN


 PHYLLIS KAPLAN

REAL ESTATE TRANSFER TAX		19-Aug-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-17-408-032-1005	20220701688615 1-306-397-264	

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Accepted as Co-Trustees under the terms and conditions of THE PHYLLIS AND HARVEY KAPLAN FAMILY TRUST DATED July 22, 2022



HARVEY KAPLAN

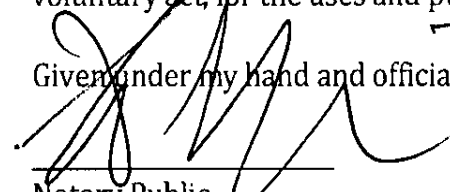


PHYLLIS KAPLAN A/K/A PHYLLIS M. KAPLAN

State of Illinois)
County of Lake _____) ss

I, the undersigned, a notary public in and for the County of Lake, in the State aforesaid, DO HEREBY CERTIFY HARVEY KAPLAN AND PHYLLIS KAPLAN also known as PHYLLIS M. KAPLAN, husband and wife, 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 official seal, this 22nd day of July, 2022



Notary Public
My Commission Expires _____

Official Seal
Stephen J. Epstein
Notary Public State of Illinois
My Commission Expires 7/1/2026

Openly to Cook County Clerk's Office

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Accepted as Co-Trustees under the terms and conditions of THE PHYLLIS AND HARVEY KAPLAN FAMILY TRUST DATED July 22, 2022



HARVEY KAPLAN

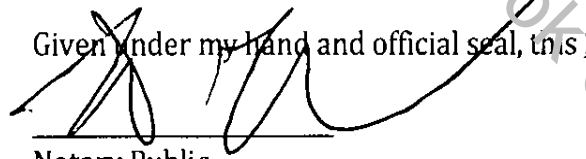


PHYLLIS KAPLAN A/K/A PHYLLIS M. KAPLAN

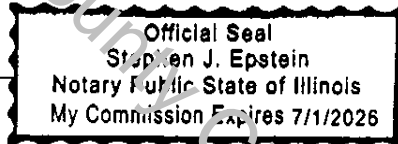
State of Illinois)
County of Lake _____) ss

I, the undersigned, a notary public in and for the County of Lake, in the State aforesaid, DO HEREBY CERTIFY HARVEY KAPLAN AND PHYLLIS KAPLAN also known as PHYLLIS M. KAPLAN, husband and wife, 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 official seal, this 22nd day of July, 2022



Notary Public
My Commission Expires _____



Property of Cook County Clerk's Office

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EXHIBIT A

Parcel 1: Unit 205 together with its undivided percentage interest in the common elements in Perry Laurel condominium as delineated and defined in the declaration recorded as document no. 96614331, as amended, in the Southwest 1 /4 of section 17, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive use for parking purposes in and to parking space no P31 and storage space no. S31, limited common elements, as set forth and defined in said declaration of condominium and survey attached thereto, in Cook County, Illinois.

Commonly known as: 1325 Perry, Unit 205, Des Plaines, IL 60016

PIN: PIN 09-17-408-032-1005

EXEMPT UNDER PROVISIONS OF
IL Chapter 35 SECTION 31-45,
PARAGRAPH (e)

PROPERTY TAX CODE

DATED: 7/29/22

Phyllis Kaplan
Buyer/Seller/Authorized Agent

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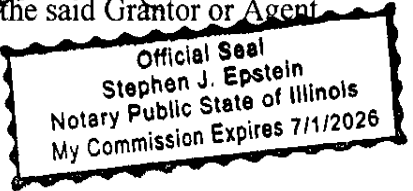
STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated: July 25/22 Signature Phyllis Kaplan
Grantor or Agent

Subscribed and sworn before me by Phyllis Kaplan the said Grantor or Agent
this 22 day of July 2022

Notary Public (seal) Commission expires _____



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 title to real estate under the laws of the State of Illinois.

Dated: July 25, 2022 Signature Phyllis Kaplan
Grantee or Agent

Subscribed to and sworn before me by Phyllis Kaplan the said
Grantee/Agent this 25 day of July 2022

Notary Public (seal) Commission expires _____



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 of a Class A misdemeanor for subsequent offences.

(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 Tax Act.)