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Doc#: 2309629174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 12:20 PM Pg: 1 of 5
Dec ID 20230401689858

Quit Claim Deed in Trust (Tenants by The Entirety)

AFTER RECORDING
MAIL TO TAXPAYER:

Joseph C. Howe and
Julie A. Howe
1580 Sherman Ave., Unit 201
Evanston, IL 60201

(Above Space for County Recorder's Use)

The Grantors, Joseph C. Howe and Julie A. Howe, married to each other, of 1580 Sherman Avenue, Unit 201, Evanston, IL 60201, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to the Grantees, Joseph C. Howe, or his Successor in Trust, as the Trustee of the Joseph C. Howe Revocable Trust, dated March 7, 2023, and Julie A. Howe, or her Successor in Trust, as Trustee of the Julie A. Howe Revocable Trust, dated March 7, 2023 of which Joseph C. Howe and Julie A. Howe are the primary beneficiaries, all interest in the following described real estate, said beneficial interest to be held not as Tenants in Common but as Tenants by The Entirety, situated in the County of CookCook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 11-18-311-043-1001

Property Address: 1580 Sherman Avenue, Unit 201, Evanston, Illinois 60201

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

CITY OF EVANSTON
EXEMPTION

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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, (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 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 she/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 or her removal from the County, the Successor Trustee IN ACCORDANCE WITH DECLARATION OF TRUST is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

The Grantors hereby waive and release 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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER ACT.

Dated this 7th day of March, 2023.



Joseph C. Howe



Julie A. Howe

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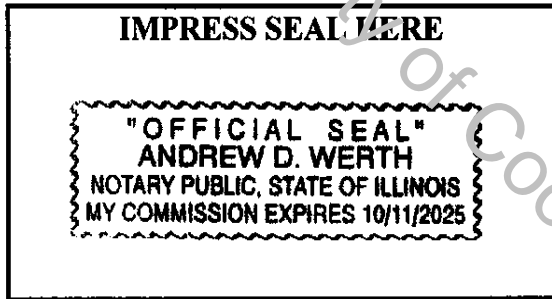

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph C. Howe and Julie A. Howe, 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 notarial seal this 7th day of March, 2023



THIS DEED PREPARED BY:

Central Law Group P.C.
2822 Central Street
Suite 300
Evanston, IL 60201
847-866-0124

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Property commonly known as: 1580 Sherman Ave., #201, Evanston, IL 60201
PIN: 11-18-311-043-1001

PARCEL 1:

UNIT 201. IN THE OPTIMA TOWERS EVANSTON CONDOMINIUM. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, RESTRICTIONS AND COVENANTS, RECORDED MARCH 22, 2002 AS DOCUMENT 0020329861. AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, AS DEFINED AND DELINEATED IN THE OPERATING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS. RECORDED MARCH 7, 2002 AS DOCUMENT 0020263492

PARCEL 3:

EXCLUSIVE RIGHT TO USE PARKING SPACE 70 AS A LIMITED COMMON ELEMENT AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, RESTRICTIONS AND COVENANTS RECORDED MARCH 22, 2002 AS DOCUMENT 0020329861. AS AMENDED FROM TIME TO TIME. IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 7th, 2023
Signature: [Signature]
Grantor

Subscribed and sworn to before me
This 7th of March 2023.

Notary Public [Signature]



The Grantee(s) or his/her Agent affirms and verifies that the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 7th, 2023
Signature: [Signature]
Grantee

Subscribed and sworn to before me
This 7th of March 2023.

Notary Public [Signature]



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 offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Sub par. E and Cook County Ord. 93-0-27 par. E.

Date 3-7-2023 Sign. [Signature]