

# UNOFFICIAL COPY



Doc# 2311455031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/24/2023 01:26 PM PG: 1 OF 4

This instrument was prepared by  
and, after recording, should be  
mailed to:

Robert W. Kaufman, Esq.  
FISCHEL | KAHN  
155 N. Wacker Dr., Suite 3850  
Chicago, Illinois 60606

Above Space for Recorder's Use Only

## DEED IN TRUST

THE GRANTORS, LESTER LAMPERT, not individually, but as trustee u/a/d 9/27/22 and known as the THIRD AMENDED AND RESTATED TRUST AGREEMENT OF LESTER LAMPERT (as successor to the Lester Lampert Trust u/a/d 3/6/01) as to an undivided 50%, and MAUREEN LAMPERT, not individually, but as trustee u/a/d 9/27/22 and known as the THIRD AMENDED AND RESTATED TRUST AGREEMENT OF MAUREEN LAMPERT (as successor to the Maureen Lampert Trust u/a/d 3/6/01) as to an undivided 50%, of 2304 Greenview, Village of Northbrook, County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and warrant to MAUREEN LAMPERT, as trustee, under the terms and provisions of a certain Trust Agreement dated the 27th day of September, 2022, and designated as the THIRD AMENDED AND RESTATED MAUREEN LAMPERT TRUST, 2304 Greenview, Northbrook, Illinois 60062, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1: THE NORTH 100 FEET OF THE SOUTH 700 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF FALLING IN A STRIP OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 298.08 FEET WEST OF THE NORTH EAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 2641.0 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 259.23 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ON THE SOUTH LINE 66 FEET; THENCE NORTH 2641.0 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 364.08 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ON THE NORTH LINE 66 FEET TO THE PLACE OF BEGINNING, ALL IN SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED TO TOWNSHIP OF NORTHFIELD, BY DOCUMENT 1294739) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 90 FEET OF THE NORTH 100 FEET OF THE SOUTH 800 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel Identification Number(s): 04-16-303-008 (affects Parcel 1) and 04-16-303-054 (affects Parcel 2)  
 Address: 2304 Greenview, Northbrook, IL 60062

TO HAVE AND TO HOLD 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, encumber or otherwise transfer the trust property, or any interest herein, 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 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 he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

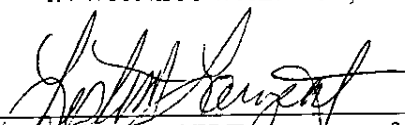
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared 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 or refusal of the Trustee herein named to act, LESTER LAMPERT 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.

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.

IN WITNESS WHEREOF, the Grantors have executed this Deed on the 14 day of APRIL, 2023.

  
 LESTER LAMPERT, as trustee aforesaid

  
 MAUREEN LAMPERT, as trustee aforesaid



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## STATEMENT BY GRANTOR AND GRANTEE

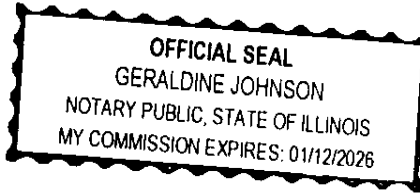
The grantors or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 title to real estate under the laws of the State of Illinois.

Dated April 21, 2023

Signature: [Signature]  
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said agent this 21<sup>st</sup> day of April, 2023.

Notary Public [Signature]



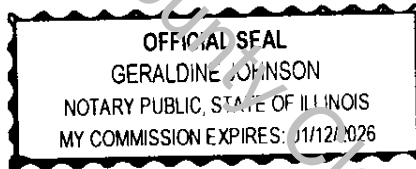
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated April 21, 2023

Signature: [Signature]  
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said agent this 21<sup>st</sup> day of April, 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 provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Act.)