

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST (ILLINOIS)

Prepared By and Return Recorded To:

Stuart E. Grass, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street, Suite 1900
Chicago, IL 60661

Send Subsequent Tax Bills To:

Robert C. Pearl, Co-Trustee
1922 N. Wood Street
Chicago, IL 60622

Doc#: 2311806007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2023 09:11 AM Pg: 1 of 8

Dec ID 20230401697382

City Stamp 0-307-492-048

(The Above Space for Recorder's Use Only)

THIS INDENTURE made this 2nd day of April, 2023, by and between **Robert C. Pearl**, not individually, but solely as Successor Trustee of the **Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01** (see EXHIBIT A for Acceptance of Successor Trustee of the Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01, attached hereto and made a part hereof), whose mailing address is 1922 N. Wood Street, Chicago, Illinois 60622 ("Grantor"), for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, WARRANTS and CONVEYS unto **Robert C. Pearl and Stuart E. Grass**, not individually, but solely as Co-Trustees of the **Melvin E. Pearl Family Trust C/U the Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01**, whose mailing address is 1922 N. Wood Street, Chicago, Illinois 60622 ("Grantee"), and to any and all successors as trustee designated under said trust agreement or who are legally appointed pursuant thereto, the following described real estate in the County of Cook, in the State of Illinois, to be held by the grantee, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT B

Address of Real Estate: 1040 N. Lake Shore Drive, Unit 281
Chicago, Illinois 60611

Parcel Identification Number: 17-03-202-061-1096

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

SUBJECT TO general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto.

This Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Dated: April 2, 2023

Signed: _____

Grantor/Agent/Attorney

REAL ESTATE TRANSFER TAX	18-Apr-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 * - 1 -

17-03-202-061-1096 | 20230401697382 | 0-307-492-048

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

UNOFFICIAL COPY

TO HAVE AND TO HOLD these premises with the tenements and appurtenances belonging to them on the trust and for the uses and purposes set forth and in the trust agreement.

Full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide the premises or any part of them; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part of it; to resubdivide the properties 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 all or part of the premises to a successor in trust and to grant to that successor in trust all title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber all or part of the property; to lease all or part of the property from time to time in possession or reversion by leases to commence contemporaneously or in the future, on any terms and for any period of time; to renew and extend leases on any terms and for any period of time; to amend, change or modify leases and their terms and provisions at any time; to contract to make leases and to grant options to lease, options to renew leases, and options to purchase all or part of the reversion; to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange all or part of the property for any other real or personal property; to grant easements or charges of any kind; to release and convey or assign any right, title, or interest in and about or easement appurtenant to all or part of the premises; or to do with the property and every part of it in all other ways and for such consideration as it would be lawful for any person owning the premises to deal with it, whether similar or different from the ways above specified, at any time.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part of them is conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to investigate the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to this real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other agreement; provided that, by delivery of such instruments, the trust created by this indenture and by the trust agreement was in full force and effect, that the conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this indenture and in the trust agreement or some amendment of it and binding on all beneficiaries under it, that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and that if the conveyance is made to a successor in trust, that such successor in trust was properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its predecessors in trust. The interest of each and every beneficiary under the trust 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 the real estate. That interest is hereby declared to be personal property. No beneficiary under this agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds of it as stated.

If the title to any of these 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 of it, or any memorial, the words "in trust", or "on condition", or "with limitations", or words of that import, in accordance with the statute.

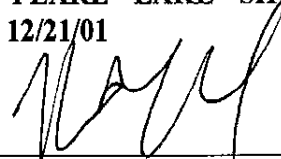
This deed is executed pursuant to and in exercise of the power and authority granted to and vested in the trustee by the terms of the deed in trust delivered to that trustee in pursuance of the trust agreement. This deed is made subject to the lien of every trust deed or mortgage, if any, of record in the stated county affecting the property described above given to secure the payment of money, and remaining unreleased at the date of delivery.

UNOFFICIAL COPY

EFFECTIVE upon signing.

GRANTOR:

MELVIN E. PEARL LAKE SHORE DRIVE TRUST U/A/D 12/21/01



Robert C. Pearl, not individually, but solely as Successor Trustee of the **Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

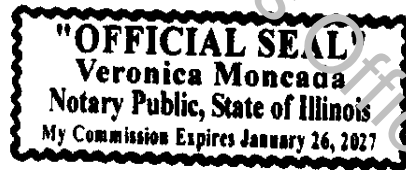
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert C. Pearl**, not individually, but solely as Successor Trustee of the **Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 2 day of April, 2023.

Commission expires: 1-26-27


NOTARY PUBLIC

[SEAL]

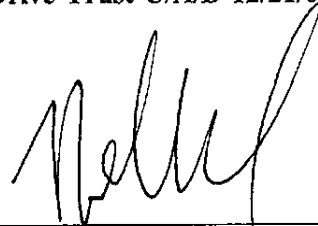


UNOFFICIAL COPY

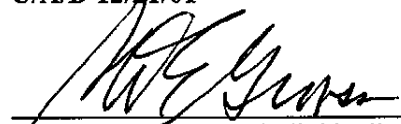
CO-TRUSTEE ACCEPTANCE

The Grantee, **Robert C. Pearl** and **Stuart E. Grass**, not individually, but solely as a Co-Trustees of the **Melvin E. Pearl Family Trust C/U the Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01**, hereby acknowledge and accept this conveyance into the said trust.

Dated this 2nd day of April, 2023.



Robert C. Pearl, not individually, but solely as a
Co-Trustee of the **Melvin E. Pearl Family Trust**
C/U the Melvin E. Pearl Lake Shore Drive Trust
U/A/D 12/21/01



Stuart E. Grass, not individually, but solely as a
Co-Trustee of the **Melvin E. Pearl Family Trust**
C/U the Melvin E. Pearl Lake Shore Drive Trust
U/A/D 12/21/01

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Acceptance of Successor Trustee of the
Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACCEPTANCE OF TRUSTEE OF MELVIN E. PEARL LAKE SHORE DRIVE TRUST U/A/D 12/21/01

WHEREAS, a certain Declaration of Trust (the "Declaration of Trust") was made and executed on December 21, 2001, by and between Melvin E. Pearl, as Grantor (the "Grantor") and Trustee, which created the Melvin E. Pearl Lake Shore Drive Trust (the "QPRT"); and

WHEREAS, pursuant to the provisions of Section 12 of Article III of the Declaration of Trust, the "Termination Date" of the QPRT shall be that date which shall be the first to occur of (a) the expiration of the term of ten (10) years from the date of transfer of all right, title and interest in and to the property listed on Schedule A to the QPRT, which date is December 21, 2011 (the "Fixed Term"), and (b) the death of the Grantor; and

WHEREAS, the Grantor has survived until the Fixed Term and therefore the Fixed Term is the Termination Date; and

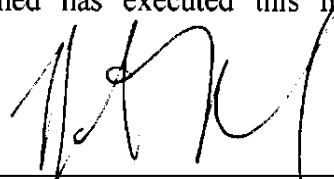
WHEREAS, pursuant to the provisions of Section 1 of Article VIII of the Declaration of Trust, upon the Termination Date of the QPRT, the then acting Trustees of the QPRT shall immediately cease to so act and the Grantor's son, Robert C. Pearl ("Bobby"), shall become the sole Trustee of the QPRT; and

WHEREAS, Bobby is willing to accept his appointment to act as the sole Trustee of the QPRT, thereby agreeing to hold, administer and distribute the trust estate of the QPRT in accordance with the terms and conditions of the Declaration of Trust.

NOW, THEREFORE, the party hereto does hereby take the following actions in the order indicated:

1. The foregoing recitals are expressly incorporated herein and made a part hereof.
2. Bobby hereby accepts his appointment to act as the sole Trustee of the QPRT and does hereby agree to hold, administer and distribute the trust estate of the QPRT in accordance with the terms and conditions of the Declaration of Trust.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 21st day of December, 2011.



Robert C. Pearl, accepting designation as Trustee of
the Melvin E. Pearl Lake Shore Drive Trust
U/A/D 12/21/01

UNOFFICIAL COPY

EXHIBIT B LEGAL DESCRIPTION

Unit 28 "D" as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "parcel"):

Lots 1, 2, 3, 4 and 5 and that part of Lot 6 lying north of the south line of Lot 5 produced east to the east line of said Lot 6 heretofore dedicated as a public alley and now vacated by ordinance recorded as Document Number 19333014 in Owners Subdivision of Lot 14 in Block 1 in Potter Palmer Lake Shore Drive Addition to Chicago, together with Lots 1, 2 and 3 (except the south 3 ½ feet of said Lot 3) in Palmer and Bordens Resubdivision of Lots 15, 16 and 18 in Block 1 of the aforesaid addition being a subdivision of part of Blocks 3 and 7 of Canal Trustees' Subdivision of the south fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian.

Also, Lot 4 and the south 3 ½ feet of Lot 3 and the east 3 feet of Lot 5 in aforesaid Palmer and Bordens Resubdivision which lies north of a line coincident with the south line of Lot 4 in the aforesaid Owners Subdivision of Lot 14 in Block 1 of Potter Palmer Lake Shore Drive Addition to Chicago, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Carlyle Apartments, Inc., recorded in the Recorder's Office of Cook County, Illinois as Document Number 19899524, together with its undivided percentage interest in said parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), all in Cook County, Illinois.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 and hold title to real estate under the laws of the State of Illinois.

Dated: April 2, 2023

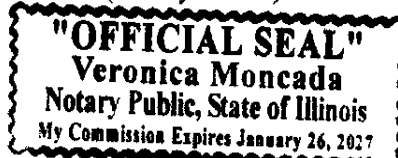
Signature: _____

Grantor/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 2 day of April, 2023

Veronica Moncada

(Notary Public)



The grantee or their agent affirms and verified 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 2, 2023

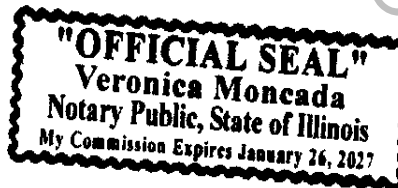
Signature: _____

Grantee/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 2 day of April, 2023

Veronica Moncada

(Notary Public)



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 4 of the Illinois Real Estate Transfer Tax Act.]