

UNOFFICIAL COPY

Doc#: 2319413065 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 10:01 AM Pg: 1 of 3

DEED IN TRUST

Dec ID 20230701667525

The GRANTORS, **GARY W. RUSKE** and **ELIZABETH M. RUSKE**, husband and wife, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to **Gary W. Ruske and Elizabeth M. Ruske**, of 2120 Robincrest Lane, Glenview, IL, as Co-Trustees of the Gary W. Ruske and Elizabeth M. Ruske Joint Trust dated July 6, 2023, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, GRANTEE, the following described real estate (See attached for legal description.)

Permanent Index Number (PIN): 04-34-413-001-0000

Address of Real Estate: 2120 Robincrest Lane, Glenview, IL 60025

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 therein, 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 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 inquire 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.

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.

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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.

DATED this 6th day of July, 2023

Gary W. Ruske
GARY W. RUSKE

Elizabeth M. Ruske
ELIZABETH M. RUSKE

State of Illinois, County of Cook SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **GARY W. RUSKE and ELIZABETH M. RUSKE, husband and wife**, 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 official seal, this 6th day of July, 2023.

Commission expires January, 2025 Donald A. Smith
Notary Public

This instrument was prepared by: Donald A. Smith, Esq., 241 Golf Mill Prof. Bldg., Suite 800, Niles, IL 60714

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act

July 6, 2023
Dated

Donald A. Smith
Attorney for Gary W. Ruske

LEGAL DESCRIPTION

LOT 126 IN WYATT AND COON'S COUNTRY PLACE UNIT NUMBER 4 BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1949 AS DOCUMENT 14637780, IN COOK COUNTY, ILLINOIS.

Send subsequent tax bills to:

Mail To Donald A. Smith, Esq.
241 Golf Mill Prof. Bldg., Suite 800
Niles, IL 60714

Mr. and Mrs. Gary W. Ruske
2120 Robincrest Lane
Glenview, IL 60025

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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 6, 2023

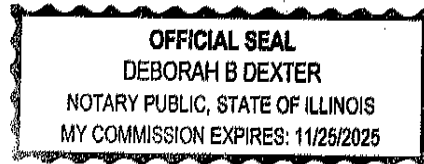
Signature:

MA. W. Cent

Grantor or agent

Subscribed and sworn to before me this 6th day of July, 2023.

Deborah B. Dexter
Notary Public



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

Dated July 6, 2023

Signature:

MA. W. Cent

Grantee or agent

Subscribed and sworn to before me this 6th day of July, 2023.

Deborah B. Dexter
Notary Public

