

UNOFFICIAL COPY

Doc#: 2320840123 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 12:13 PM Pg: 1 of 6

Dec ID 20230701680902

THIS DOCUMENT PREPARED &
AFTER RECORDING RETURN TO:
David A. Pestell
HARDT, STERN & KAYNE, P.C.
2610 Lake Cook Road, Suite 200
Riverwoods, IL 60015
(847) 597-2150

FOR RECORDER'S USE ONLY

DEED IN TRUST

Grantors, TODD ANTHONY DODICK and REBECCA WILLIAMS DODICK, husband and wife, of 1228 Washington Avenue, Wilmette, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to TODD A. DODICK, not personally but as trustee of the TODD A. DODICK Trust under trust agreement dated the 24th day of July, 2023, as amended and to his successor or successors an undivided one half (1/2) interest and to REBECCA W. DODICK, not personally but as trustee of the REBECCA W. DODICK Trust under trust agreement dated July 24, 2023, as amended and to her successor or successors an undivided one half (1/2) interest as tenants in common, the following described real estate in the County of Cook, State of Illinois:

See Legal Description Attached Hereto and Made a Part Hereof

P.I.N.: 05-34-100-017-0000

Commonly known as: 1228 Washington Avenue, Wilmette, Illinois 60091

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate as often 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 said real estate 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 said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part

UNOFFICIAL COPY

thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.


Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed on this 24th day of July, 2023.



 TODD ANTHONY DODICK



 REBECCA WILLIAMS DODICK

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45, SECTION 4, PARAGRAPH E, AND UNDER THE CORRESPONDING PROVISIONS OF COOK COUNTY ORDINANCES (AND MUNICIPAL ORDINANCES, IF APPLICABLE). DATED THE 24th DAY OF July, 2023.



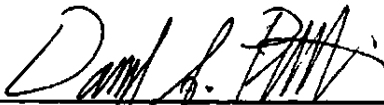
 TODD ANTHONY DODICK, Grantor

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF Lake

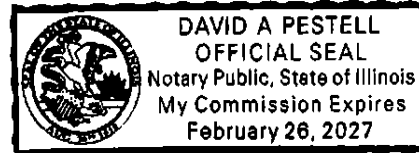
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Todd Anthony Dodick and Rebecca Williams Dodick, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24 day of July,
2023.



Notary Public

MAIL SUBSEQUENT TAX BILLS TO:
Todd A. Dodick and Rebecca W. Dodick, as Trustee
1228 Washington Avenue
Wilmette, Illinois 60091



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Wilmette

**Real Estate Transfer Tax
EXEMPT**

Issue Date 7/25/2023

Name of Buyer:

TODD A DODICK TRSTEE of the TODD A DODICK TRUST dtd 7/24/2023
REBECCA W DODICK TRSTEE of the REBECCA W DODICK TRUST
dtd 7/24/2023

Property Address:

1228 WASHINGTON
WILMETTE, IL. 60091

Revenue Stamps:

Qty

Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Issuer:	LR 2023-07-25 1228 WASHINGTON		

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

THAT PART OF LOT 6 IN BLOCK 2 IN THE VILLAGE OF WILMETTE AS SHOWN BY THE PLAT RECORDED AUGUST 25, 1869 IN BLOCK 170, OF MAPS, PAGES 90 AND 91 AND RE-RECORDED DECEMBER 20, 1871 IN BOOK 1 OF PLATES, PAGE 12, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE LINE DIVIDING SAID LOT 6 FROM LOT 7 IN SAID BLOCK 2 WHICH IS 130 FEET DISTANT FROM AT A POINT ON THE LINE DIVIDING SAID LOT 6 FROM LOT 7 IN SAID BLOCK 2 WHICH IS 130 FEET DISTANT FROM THE EASTERLY LINE OF WEST AVENUE; THENCE NORTHEASTERLY ON SAID DIVIDING LINE 50 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID WEST AVENUE 100 FEET TO A POINT WHERE SAID LINE INTERSECTS CHARLES STREET; THENCE SOUTHWEST ALONG SAID CHARLES STREET 50 FEET; THENCE NORTH WESTERLY 100 FEET ALONG THE LINE PARALLEL TO THE EASTERLY LINE OF WEST AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 05 34-100-017-0000

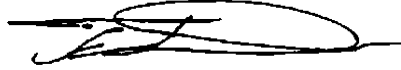
Commonly known as: 1228 Washington Avenue, Wilmette, Illinois 60091

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor 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.



Grantor or Agent

Dated July 24, 2023.

SUBSCRIBED and SWORN to before me by the said Grantor this 24 day of July, 2023.

David A. Pestell
Notary Public



The grantee or his/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.

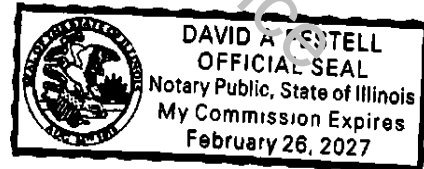


Grantee or Agent

Dated July 24, 2023.

SUBSCRIBED and SWORN to before me by the said Grantee this 24 day of July, 2023.

David A. Pestell
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of the 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 AB] to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]