



QUITCLAIM DEED IN TRUST

Doc# 2327722035 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2023 03:11 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX

04-Oct-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

04-03-200-025-1054

| 20230901621186

| 1-197-872-080

THIS INDENTURE WITNESSETH, That the grantor(s), FLORENCE R. TREIBER, Successor Trustee of the MARVEN TREIBER TRUST, dated March 25, 2009, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS in hand paid, convey(s) and warrants unto FLORENCE R. TREIBER, Trustee of the FLORENCE R. TREIBER TRUST, dated March 25, 2009, whose address is 1280 Rudolph Road, Northbrook, Illinois as Trustee under the provisions of a trust agreement dated March 25, 2009, the following described Real Estate in the County of Cook and State of Illinois, to wit:

See attached Exhibit "A"

Permanent Real Estate Index Number(s): 04-03-200-025-1054

Address of Real Estate: 1280 Rudolph Road, Unit 4M, Northbrook, Illinois 60062

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, 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 property, 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 premises or any part thereof, and to deal with said property and every part 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 said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said 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 said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof

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the trust created by this indenture and by said 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set her hand(s) and seal(s) this 8th day of August, 2023.

MARVEN TREIBER TRUST, Dated March 25, 2009

BY: *Florence R. Treiber*
FLORENCE R. TREIBER, Successor Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Florence R. Treiber, Successor Trustee of the MARVEN TREIBER TRUST, dated March 25, 2009 is personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 8th day of August, 2023.



David S. Levinson
(Notary Public)

Prepared By:

Florence Schechtman
627 Rice Street, Highland Park, IL 60035

Mail To:

Florence Schechtman
627 Rice Street, Highland Park, IL 60035

Name and Address of Taxpayer:

Florence R. Treiber Trust
1280 Rudolph Road, Unit 4M
Northbrook, IL 60062

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
in par e and Cook County Ord 93-0-27 par e
Date 10/4/23 Sign. *[Signature]*

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EXHIBIT "A"

PARCEL 1:

Unit 4M in the Condominiums of Northbrook Court Condominium III, as delineated on the survey of the following described real estate: Part of the North East $\frac{1}{4}$ of Section 3, Township 42 North, Range 12 East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25786573 together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2:

Easement for ingress and egress for the benefit of Parcels 1, 2, and 3 as set forth in Declaration of Easements, Covenants and Restrictions for the Condominiums of Northbrook Court Community Association recorded as Document Number 25415820 as amended and supplemented from time to time in Cook County, Illinois.

PARCEL 3:

Perpetual non exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described parcel of land known as Rudolph Road in Cook County, Illinois.

PIN: 04-03-200-025-1054

Commonly known as: 1280 Rudolph Road, Northbrook, Illinois

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 8 | 2023

SIGNATURE: *Florence R. Treiber*
GRANTOR or AGENT

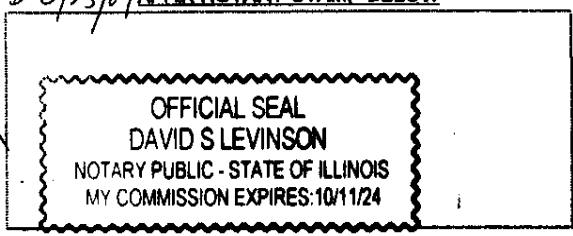
FLORENCE R. TREIBER TRUSTEE OF THE MALVEN TREIBER TRUST DTD 3/25/2009
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

FLORENCE R. TREIBER TRUSTEE OF THE
By the said (Name of Grantor): MALVEN TREIBER TRUST DTD 3/25/09 AFFIX NOTARY STAMP BELOW

On this date of: 8 | 8 | 2023

NOTARY SIGNATURE: *David S. Levinson*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 8 | 2023

SIGNATURE: *Florence R. Treiber*
GRANTEE or AGENT

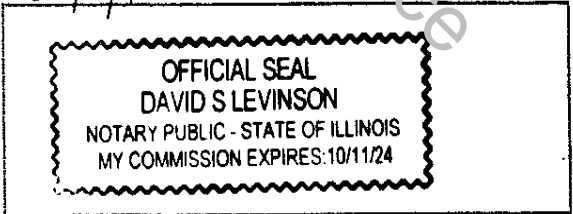
FLORENCE R. TREIBER TRUSTEE OF THE FLORENCE R. TREIBER TRUST DATED 3/25/2009
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

FLORENCE R. TREIBER TRUSTEE OF THE
By the said (Name of Grantee): FLORENCE R. TREIBER TRUST DTD 3/25/09 AFFIX NOTARY STAMP BELOW

On this date of: 8 | 8 | 2023

NOTARY SIGNATURE: *David S. Levinson*



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)