

UNOFFICIAL COPY

Doc#: 2333933259 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/05/2023 12:01 PM Pg: 1 of 4

PREPARED BY AND RETURN TO:

Andrew Lofthouse
Attorney at Law
1420 Renaissance, Suite 213
Park Ridge, IL 60068

Dec ID 20231101685085

ST/CO Stamp 0-405-553-104

MAIL TAX BILL TO:

John Fell
Amy Gertler
2008 Harriston St.
Evanston, IL 60201

DEED IN TRUST

THIS INDENTURE dated this 11th day of October, 2023, between JOHN FELL and AMY L. GERTLER, husband and wife, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, convey unto JOHN FELL, as Trustee under the provisions of a declaration of trust dated October 4, 2006, and known as the JOHN FELL REVOCABLE TRUST, a fifty percent (50%) undivided interest and convey unto AMY L. GERTLER, as Trustee under the provisions of a declaration of trust dated October 4, 2006 and known as the AMY L. GERTLER REVOCABLE TRUST, a fifty percent (50%) undivided interest, and to all and every successor or successor in trust under the trust agreements, their interests in the following described real estate located in the County of Cook, State of Illinois, to wit:

See attached "Legal Description"

Permanent Index Number: 10-12-108-015-0000

Property Address: 2008 Harriston St., Evanston, IL 60201

CITY OF EVANSTON
EXEMPTION

TO HAVE AND TO HOLD the premises with the 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 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 and all of the title and estate of the trust, and to grant to such successor or successors 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 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 instrument, 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

UNOFFICIAL COPY

Agreement; and if said instrument is executed by a successor or successor 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, refusal of the Trustee(s) herein named, to act, or upon his/her removal from the County, such Successor Trustee as designated in the Living Trust Agreement 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.

IN WITNESS WHEREOF, the John Fell and Amy L. Gertler aforesaid have hereunto set hand and seal this 11th day of October, 2023.



 JOHN FELL

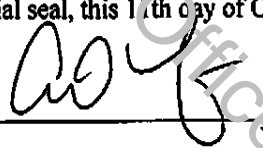


 AMY L. GERTLER

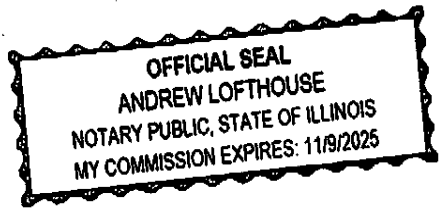
STATE OF ILLINOIS |
 COUNTY OF COOK | SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN FELL and AMY L. GERTLER 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 notarial seal, this 11th day of October, 2023.

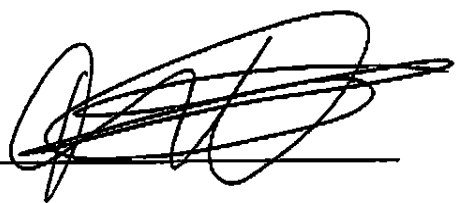


 Notary Public



REAL ESTATE TRANSFER EXEMPTION
THIS TRANSFER OF PROPERTY IS
EXEMPT UNDER THE REAL ESTATE
TRANSFER ACT, SECTION 4,
PARAGRAPH E.

DATED: 10/11/23

SIGNATURE: 

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 15 IN BLOCK 17 IN NORTH EVANSTON IN PART OF QUILMETTE RESERVATION IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 10-12-108-015-0000

Property Address: 2008 Harriston St., Evanston, IL 60201

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

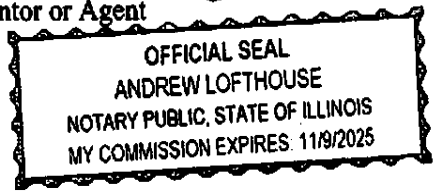
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/1/23

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Amy Gerber, dated 10/1/23



Notary Public [Signature]

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

Dated 10/1/23

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Amy Gerber, dated 10/1/23



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.