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ILLINOIS DEED IN TRUST

THE GRANTORS, PAUL A. RIDDER JR. and SARA H. RIDDER (also known as SARAH H. RIDDER), husband and wife, of the Village of Winnetka, County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby **CONVEY** and **WARRANT** an undivided 50% interest as a tenant in common (and not as a joint tenant with right of survivorship



2334234053

Doc# 2334234053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/08/2023 03:39 PM PG: 1 OF 3

(The Above Space For Recorder's Use Only)

or as a tenant by the entirety) unto PAUL A. RIDDER JR. and SARA H. RIDDER, not individually but as Trustees under the provisions of the PAUL A. RIDDER JR. TRUST dated May 20, 2005 as amended from time to time, (hereafter referred to as a "said trustee", regardless of the number of trustees of that trust, and as a "said trust agreement"), whose address 252 Myrtle Street, Winnetka, Illinois 60093, and an undivided 50% interest as a tenant in common (and not as a joint tenant with right of survivorship or as a tenant by the entirety) unto SARA H. RIDDER and PAUL A. RIDDER JR., not individually but as Trustees under the provisions of the SARA H. RIDDER TRUST dated May 20, 2005 as amended from time to time, (hereafter referred to as a "said trustee", regardless of the number of trustees of that trust, and as a "said trust agreement"), whose address is 252 Myrtle Street, Winnetka, Illinois 60093, "**GRANTEES**" the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Lot 14 in the re-subdivision of Lots 1 to 7 inclusive and replat of Lots 8 to 14 inclusive in Block 18 in the subdivision of Blocks 18, 21, 22, and 23 in John C. Garland's Addition to Winnetka, being a subdivision of the North 120 acres of the Southwest Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Numbers: 05-21-314-014-0000

Address of Real Estate: 252 Myrtle Street, Winnetka, Illinois 60093

Subject to: (1) real estate taxes for the year 2022 and subsequent years, (2) covenants, conditions and restrictions and easements apparent or of record; and (3) all applicable zoning laws and ordinances.

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 agreements set forth.

In no case shall any party dealing with a 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 a said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of a said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of a said trustee, or be obliged or privileged to inquire into any of the terms of a said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by a 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 a 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 a said trust agreement or in some amendment thereof and binding upon all

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beneficiaries thereunder; (c) that a 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, her or their predecessor in trust.

IN WITNESS WHEREOF, PAUL A. RIDDER JR. and SARA H. RIDDER have hereunto set their hands and seals on November 21, 2023.



PAUL A. RIDDER JR.

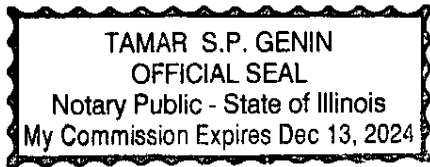


SARA H. RIDDER

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that PAUL A. RIDDER JR. and SARA H. RIDDER, 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal on November 21, 2023.





NOTARY PUBLIC

My commission expires: 12-13-2024

This deed represents a transaction exempt from the real estate transfer tax under 35 ILCS 200/31-45(e) and Cook County Ord. 93-0-27 par. 4.



Dated: November 21, 2023



AGENT

SEND SUBSEQUENT TAX BILLS TO:
Paul and Sara Ridder, Trustees
252 Myrtle Street
Winnetka, Illinois 60093

THIS INSTRUMENT WAS PREPARED BY AND, AFTER RECORDING, MAIL TO:
Neal Heriaud
Heriaud, Genin & Bruggeman, Ltd.
1725 North Burling Street
Chicago, Illinois 60614
(312-616-1809)

REAL ESTATE TRANSFER TAX		08-Dec-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
05-21-314-014-0000		20231201690597 0-666-599-472

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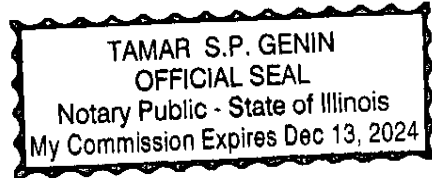
STATEMENT BY GRANTORS AND GRANTEES

The grantors or grantors' agent affirm/affirms that, to the best of their/his/her knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are 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: November 21, 2023

Ken A. Riddor
Grantors or Grantors' Agent

Subscribed and sworn to before me by the said grantors or agent on November 21, 2023.



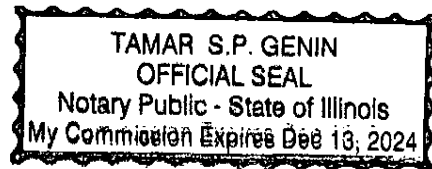
Notary Public *Tamar S.P. Genin*

The grantees or grantees' agent affirm/affirms and verifies that the names of the grantees 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: November 21, 2023

Ken A. Riddor
Grantees or Grantees' Agent

Subscribed and sworn to before me by the said grantees or agent on November 21, 2023.



Notary Public *Tamar S.P. Genin*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[to deed or ABI to be recorded in Cook County, IL if exempt under provisions of Section 4 of the Ill. Real Estate Transfer Tax Act.]