

# UNOFFICIAL COPY

Doc#: 2336013511 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/26/2023 04:14 PM Pg: 1 of 5

## DEED IN TRUST - TENANTS BY THE ENTIRETY

Dec ID 20231201602220  
ST/CO Stamp 1-331-490-864

Name & address of Grantee  
(& send future tax bills to):  
Jacob A. Elperin & Alina B.  
Elperin, Trustees  
1946 Walnut Circle,  
Northbrook, IL 60062

This deed was prepared by  
(& upon Recording, mail to):  
Matlin Law Group, P.C.  
Attorney & Counselors at Law  
500 Skokie Blvd., Suite 100  
Northbrook, IL 60062

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(The space above for Recorder's use only.)

THE GRANTORS JACOB A. ELPERIN and ALINA B. ELPERIN, husband and wife, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant to

JACOB A. ELPERIN as trustee (and ALINA B. ELPERIN as co-trustee) of the Jacob A. Elperin Revocable Trust, dated November 30, 2023 (hereinafter referred to as "trustee" regardless of the number of trustees) and

ALINA B. ELPERIN as trustee (and JACOB A. ELPERIN as co-trustee) of the Alina B. Elperin Revocable Trust, dated November 30, 2023 (hereinafter referred to as "trustee" regardless of the number of trustees) as TENANTS BY THE ENTIRETY

and to all and every successor or successors in trust under the trust agreements the following described real estate in Cook County, Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Street address: 1946 Walnut Circle, Northbrook, IL 60062  
Real estate index number: 04-03-103-014-0000

TO HAVE AND TO HOLD said premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreements. The subject property is the primary residence of the grantor/trustees who are husband and wife and primary beneficiaries of their respective trusts.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises or any part thereof,

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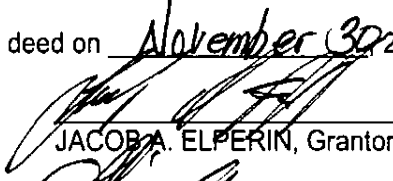

from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 premises, or any part thereof, for other real or personal premises; 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 the premises or any part thereof; and to deal with the premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to said premises 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 the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance, lease or other instrument was executed in accordance with the terms, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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.

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 the real estate, and such interest is declared to be personal premises, and 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 earnings, avails, and proceeds thereof.

The grantors hereby expressly waive 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.

The grantors have signed this deed on November 30 2023.

  
\_\_\_\_\_  
JACOB A. ELPERIN, Grantor  
  
\_\_\_\_\_  
ALINA B. ELPERIN, Grantor

State of Illinois )  
County of Cook ) SS.

I am a notary public for the County and State above. I certify that JACOB A. ELPERIN and ALINA B. ELPERIN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release

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and waiver of the right of homestead.

Dated: November 30, 2023

Johanna Hebl  
Notary Public



Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

Johanna Hebl November 30, 2023  
Johanna K. Hebl, Attorney

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

PL 451616\_9

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

LOT 22 IN BLOCK 11 IN GLENBROOK COUNTRYSIDE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 3, AND PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1946 AS DOCUMENT #13802722, IN COOK COUNTY, ILLINOIS.

Address commonly known as: 1946 Walnut Circle, Northbrook, IL 60062  
Real estate index number: 04-03-103-014-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 December 18, 2023 Signature: [Signature]  
Grantor or Agent

State of Illinois )  
County of Cook ) SS.

Subscribed and sworn to before me this 18<sup>th</sup> day of December, 2023.

Notary Public [Signature]



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

Dated December 18, 2023 Signature: [Signature]  
Grantee or Agent

State of Illinois )  
County of Cook ) SS.

Subscribed and sworn to before me this 18<sup>th</sup> day of December, 2023.

Notary Public [Signature]

