

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2407902237 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/19/2024 12:15 PM Pg: 1 of 4

Dec ID 20240201641969

ST/Co Stamp 2-055-276-080 ST Tax \$0.00 CO Tax \$0.00

The GRANTORS, **Stanley R. Stoga and Kathleen E. Stoga**, a married couple who reside in the **Village of Buffalo Grove, State of Illinois**, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to **Stanley Roger Stoga**, of **504 Park View Terrace, Unit 202, Buffalo Grove, IL 60089**, as trustee, of the **STANLEY ROGER STOGA TRUST**, dated **February 22, 2024**, as amended from time to time, as to an undivided 50% interest, and **Kathleen Elizabeth Stoga**, of **504 Park View Terrace, Unit 202, Buffalo Grove, IL 60089**, as trustee of the **KATHLEEN ELIZABETH STOGA TRUST**, dated **February 22, 2024**, and as amended from time to time, as to

an undivided 50% interest, as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, the following described real estate: (Please see schedule A)

Permanent Index Number (PIN): 03-08-201-045-1007

Address of Real Estate: 504 Park View Terrace, Unit 202, Buffalo Grove, IL 60089

TO HAVE AND TO HOLD said real estate and 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 trust 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 or all of the title and estate of the trust, and to grant to such successor or successors in trust all 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 inquire 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 instruments, 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 Agreement; and if said instrument is executed by a successor or successors 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.

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.

The Grantors hereby waive and release any and all right, title, interest and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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DATED this 22nd day of February, 2024

Stanley R. Stoga
Stanley R. Stoga

DATED this 22 day of FEBRUARY, 2024

Kathleen E. Stoga
Kathleen E. Stoga

State of Illinois, County of Cook SS.

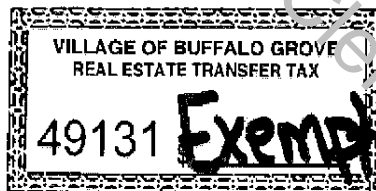
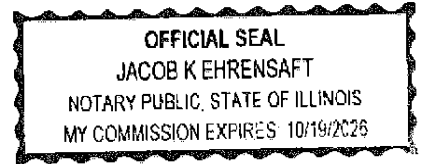
I the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that **Stanley R. Stoga** and **Kathleen E. Stoga**, a married couple who reside in the **Village of Buffalo Grove, County of Cook**, State of Illinois, personally known to me to be the same persons whose names are subscribed to the forgoing 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 official seal, this 22 day of February 2024

Commission expires 10/19/2026
Jacob K Ehrensaft
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

February 22, 2024
Dated [Signature]
Attorney for Grantor



Prepared By & Mail To: Jacob K. Ehrensaft, Esq.
LAW OFFICES OF JACOB K EHRENSAFT LLC
241 Golf Mill Professional Building, STE 800
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:
Stanley R. Stoga & Kathleen E. Stoga
504 Park View Terrace, Unit 202
Buffalo Grove, IL 60089

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SCHEDULE A

Legal Description: UNIT 202 IN BUILDING IN THE COVES OF BUFFALO GROVE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN EDWARD SCHWARTZ AND CO.'S COVES OF BUFFALO GROVE, BEING A SUBDIVISION OF THAT PART OF THE NORTH 63.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE EAST 840 FEET THEREOF, EXCEPT THE NORTH 495 FEET OF THE ABOVE TRACT, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1994 AS DOCUMENT 04068268, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 23, 1995 AS DOCUMENT 95196587, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 03-08-201-045-1007

Address of Real Estate: 504 Park View Terrace, Unit 202, Buffalo Grove, IL 60089

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm and verify that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, 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: February 22, 2024

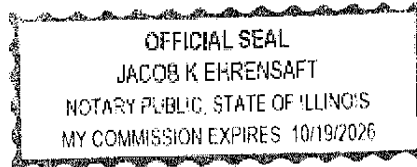
Signed: Stanley R. Stoga
Grantor, **Stanley R. Stoga**, Individually

Dated: February 22, 2024

Signed: Kathleen E. Stoga
Grantor, **Kathleen E. Stoga**, Individually

Subscribed and sworn to before me on

February 22, 2024
Jacob K Ehrensaft
Notary Public



The grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: FEBRUARY 22, 2024

Signed: Stanley Roger Stoga
Grantee, **Stanley Roger Stoga**, as trustee, of the
STANLEY ROGER STOGA TRUST,
dated February 22, 2024, as amended from time to time

Dated: FEBRUARY 22, 2024

Signed: Kathleen Elizabeth Stoga
Grantee, **Kathleen Elizabeth Stoga**, as trustee of the
KATHLEEN ELIZABETH STOGA TRUST,
dated February 22, 2024, as amended from time to time

Subscribed and sworn to before me on

February 22, 2024
Jacob K Ehrensaft
Notary Public

