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Doc#: 2409324177 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 11:50 AM Pg: 1 of 5

Dec ID 20240401668035

ST/Co Stamp 0-116-700-720 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-708-097-584 City Tax \$0.00

This instrument prepared by, and
after recording, please return to:

Law Office of Jeffrey P. Story, LLC
2144 Ashland Ave., Unit 2
Evanston, Illinois 60201

Send Subsequent Tax Bills to:

Sidney Wax, as Trustee of the
Sidney Wax Trust and Linda Wax,
as Trustee of the Linda Wax Trust
1200 W. Sherwin Ave., Unit 1G
Chicago, IL 60620

Commonly known as:
1200 W. Sherwin Ave., Unit 1G
Chicago, Illinois 60620

Property Index Numbers:
11-29-315-024-1004 and
11-29-315-024-1048

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, SIDNEY WAX, TRUSTEE of the SIDNEY WAX TRUST, dated October 3, 2012 and LINDA WAX, TRUSTEE of the LINDA WAX TRUST, dated October 3, 2012, husband and wife, of 1200 WEST SHERWIN AVENUE, UNIT 1G, CHICAGO, ILLINOIS 60620 in COOK COUNTY, for and in consideration of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, convey and warrant a one-half undivided interest unto SIDNEY WAX, not individually but as TRUSTEE of the SIDNEY WAX TRUST dated October 3, 2012 and one-half undivided interest unto LINDA WAX, not individually but as TRUSTEE of the LINDA WAX TRUST dated October 3, 2012 (hereinafter referred to as the "Trust Agreement"), of which SIDNEY WAX and LINDA WAX are the primary beneficiaries, said interest to be held as TENANCY BY THE ENTIRETY; and a one-half undivided interest unto SIDNEY WAX, not individually but as TRUSTEE of the SIDNEY WAX TRUST dated October 3, 2012 and one-half undivided interest unto LINDA WAX, not individually but as TRUSTEE of the LINDA WAX TRUST dated October 3, 2012 (hereinafter referred to as the "Trust Agreement"), of which SIDNEY WAX and LINDA WAX are the primary beneficiaries, said interest to be held as not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, and unto all and every successor or successors in trust under the trust agreement, all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

SEE ATTACHED, EXHIBIT A

Permanent Index No(s): 11-29-315-024-1004 and 11-29-315-024-1048

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Common Address: 1200 West Sherwin Avenue, Unit 1G Chicago, IL 60620

The interest in this property is held as tenants by the entirety by the husband, in his own living trust and the wife, in her own living trust and is an exempt transfer pursuant to 65 ILCS 1005/11.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45 REAL ESTATE TRANSFER TAX LAW

DATE: March 27, 2024



Signature of Buyer, Seller or Representative

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement. In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to re-subdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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 99 years; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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.

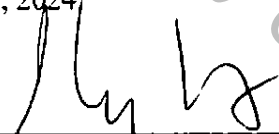
In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement 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. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation

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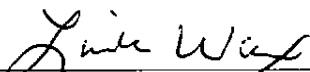
to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in 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 assignment instrument or document, 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 their predecessors in trust.

And said GRANTORS hereby expressly waives and releases 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 GRANTORS, have hereunto set their hand and seal this 27 day of March, 2024.



SIDNEY WAX, Trustee of the
Sidney Wax Trust dated October 2, 2012

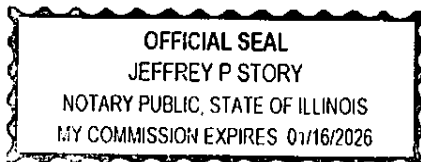


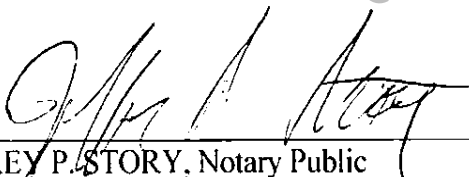
LINDA WAX, Trustee of the
Linda Wax Trust dated October 2, 2012

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SIDNEY WAX, and LINDA WAX, personally known to me to be the same persons who executed 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 acts, for the uses and purposes therein set forth.

Given under my hand and official seal this 27 day of March, 2024.





JEFFREY P. STORY, Notary Public
My Commission Expires: 01-16-2026

This instrument was prepared by Jeffrey P. Story, Esq., Law Office of Jeffrey P. Story, Esq., 2144 Ashland Ave., Unit 2, Evanston, Illinois 60201, with the benefit of a title examination, from the Cook County Registry of Deeds.

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EXHIBIT A

Legal Property Description:

PARCEL 1: UNITS 1G AND P-17 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BREAKERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021153044, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0021153043 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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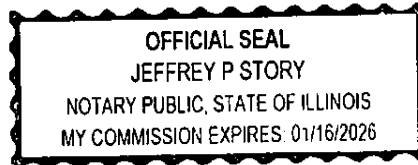
STATEMENT BY GRANTOR AND GRANTEE

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, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated March 27, 2024

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor, Jeffrey P. Story
This 27 day of March, 2024
Notary Public [Handwritten Signature]

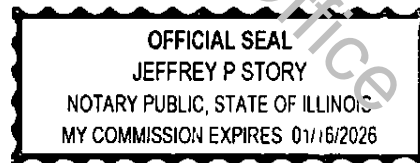


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural born person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date March 27, 2024

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn before me
By the said Grantee, Linda Wax
This 27 day of March, 2024
Notary Public [Handwritten Signature]



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

(Attach to deed or ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)