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DEED IN TRUST

Doc#: 2415202104 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/31/2024 10:59 AM Pg: 1 of 4

Dec ID 20240501617372

Grantors, IGOR REBEL and GOLDA REBEL, married to each other, of Lincolnwood, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to GOLDA S. REBEL and IGOR REBEL, not personally but as Co-Trustees of the GOLDA S. REBEL Trust under trust agreement dated the 29 day of May, 2024, their successor or successors, the following described real estate in Cook County, State of Illinois:

LOTS 11 AND 12 IN BLOCK 10 IN DEVON MCCORMICK BOULEVARD ADDITION TO ROGERS PARK IN THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-35-407-027-0000 and 10-35-407-028-0000

Commonly known as: 6620 North Saint Louis Avenue, Lincolnwood, IL 60712

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 said real estate 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 said Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, 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 99 years, and to 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, to contract to make leases and to grant options to lease and options to renew 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 real estate, or any part thereof, for other real or personal property, 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 said real estate or any part thereof, and to deal with said real estate 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 said Trustees in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by said Trustees be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 said Trustees, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by said Trustees or any successor Trustees in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that said Trustees or any successor Trustees was duly

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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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. 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 possession, earnings, avails, and proceeds thereof.


Executed on this 29 day of May, 2024.

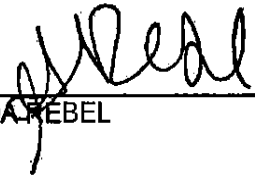

IGOR REBEL


GOLDA REBEL

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E.

Dated the 29 day of May, 2024.


IGOR REBEL

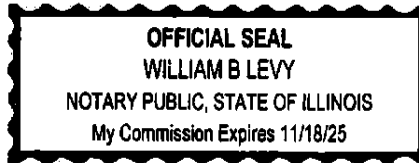

GOLDA REBEL

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that IGOR REBEL and GOLDA REBEL, married to each other, 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.

Given under my hand and notarial seal this 29th day of May, 2024.


Notary Public



This Document Prepared by and after Recording Mail to:
WILLIAM B. LEVY, Esq.
RHOADES LEVY LAW GROUP P.C.
3400 Dundee Road, Suite 340
Northbrook, IL 60062
(847) 870-7600; Fax: (847) 380-2036

Mail Subsequent Tax Bills to:
GOLDA S. REBEL and IGOR REBEL, as Co-Trustees
6620 North Saint Louis Avenue
Lincolnwood, IL 60712

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

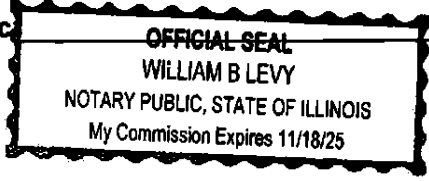
GRANTOR SECTION

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 (ABI) 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 another 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: 5/29, 2024 SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____
By the said **IGOR REBEL**



On this date of 5/29, 2024

NOTARY SIGNATURE: [Signature]

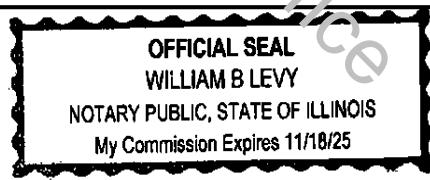
GRANTEE SECTION

The **GRANTEE** or his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 5/29, 2024 SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____
By the said **GOLDA S. REBEL**



On this date of 5/29, 2024

NOTARY SIGNATURE: [Signature]

CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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Application for Certificate of Payment for Recordation of Any Deed not a Sale of Property

Village of Lincolnwood
6900 N. Lincoln Ave.
Lincolnwood, Illinois 60712

Phone: 847-745-4700

Fax: 847-673-4403

Email: nshamo@lwd.org

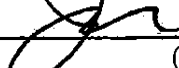
Ordinance # 06-2711 of the Village of Lincolnwood Municipal Code establishing a Certificate of Payment requires anyone who transfers real estate or for any deed in need of recordation with Cook County to pay any outstanding water in full before a Certificate of Payment is issued. **CONDOMINIUM UNITS ARE EXEMPT FROM OBTAINING A CERTIFICATE OF PAYMENT PER VILLAGE CODE 12-3-15 (B)(6).** Please complete this form and attach a copy of the executed deed. These forms may be faxed, emailed, or delivered to the Finance Department.

GRANTOR IGOR REBEL and GOLDA REBELSERVICE ADDRESS 6620 North Saint Louis Avenue, Lincolnwood, IL 60712PROPERTY INDEX NUMBER (PIN) 10-35-407-027-0000 and 10-35-407-028-0000

WATER ACCOUNT NUMBER _____

GRANTEE GOLDA S. REBEL TrustCONTACT PERSON & TELEPHONE NUMBER Alex D. Welch, Esq., aw 847-870-7600MAILING ADDRESS 3400 Dundee Road, Suite 340, Northbrook, IL 60062**TO WHOM TO MAIL THE CERTIFICATE TO*EMAIL awelch@rhoadeslevylaw.com

PLEASE NOTIFY ME OF ANY AND ALL AMOUNTS DUE.

SIGNED  DATE: 5/29/2024

(Signed by the seller or an authorized agent)