



Doc# 2415528153 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/3/2024 11:07 AM
PAGE: 1 OF 4

This Deed Prepared by and return to:
Barry C. Kessler
2226 Chestnut St, Northbrook, IL 60062

**QUITCLAIM DEED
(Deed in Trust)**

THE GRANTORS, David E. Hoffman
and Jean E. Hoffman, aka Jean Hoffman
husband and wife, of 515 South Chester
Ave., Park Ridge, Cook County, and
State of Illinois, and in consideration
of One Dollar, in hand paid,
Convey and Quitclaim as follows:

- (a) An undivided one-half interest of the following described real estate to David E. Hoffman, not individually, but as trustee of the David E. Hoffman Trust dated May 21, 2007, of 515 South Chester Avenue, Park Ridge, IL 60068; and
- (b) An undivided one-half interest of the following described real estate to Jean E. Hoffman, not individually, but as trustee of the Jean E. Hoffman Trust dated May 21, 2007, of 515 South Chester Avenue, Park Ridge, IL 60068,

Not as tenants in common and not as joint tenants, but as tenants by the entirety, to wit:

Lot 17 in Block 5 in Powells Subdivision of the South 1/2 of the East 1/2 of the Northwest 1/4 of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.
PIN 09-35-126-023-0000
Address: 515 South Chester Avenue, Park Ridge, IL 60068

Subject to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; special taxes and assessments, if any, for improvements not yet completed, unconfirmed special tax or assessments and real estate taxes for the years 2023 and subsequent years.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and resubdivide said property 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 said premises or any part thereof to a successor or successors in trust and grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in *praesenti* or *futuro*, and upon any terms or 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 thereafter, to contract to make leases and to grant options to lease and options to extend 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

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exchange said property, 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 an easement appurtenant to said premises or any part thereof, and to deal with said 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 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 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 this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by 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 the trust created by this indenture and by 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 this indenture and trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that conveyance is made to a successor or successors in trust, that such successor or successors in trust have been appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of its, his or her predecessor in trust.

And the said grantor(s) aforesaid hereby expressly waive(s) and release(s) any and all right or benefit under and by virtues 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 aforesaid have hereunto set their hands and seals May 7, 2024.

By: David E. Hoffman (Seal)
David E. Hoffman, individually and as
Trustee of the David E. Hoffman Trust

By: Jean E. Hoffman (Seal)
Jean E. Hoffman, aka Jean Hoffman
individually and as Trustee of the
Jean E. Hoffman Trust

I, the undersigned, a Notary Public, in and for the County of Cook, and State of Illinois, do hereby certify that Jean E. Hoffman and David E. Hoffman, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

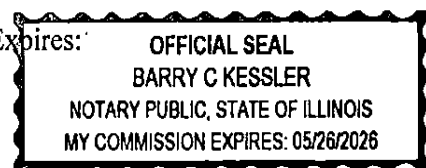
Exempt under provisions of
35 ILCS 200/31-45(e)

Barry C. Kessler

Barry C. Kessler, Atty.
Dated: May 7, 2024

Barry C. Kessler
Notary Public

Given under my hand and official seal,
this May 7, 2024
My Commission Expires:



Send Real Estate Tax Bills To:

David E. Hoffman, 515 S. Chester Avenue, Park Ridge, IL 60068

REAL ESTATE TRANSFER TAX

03-Jun-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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STATEMENT BY GRANTOR AND GRANTEE

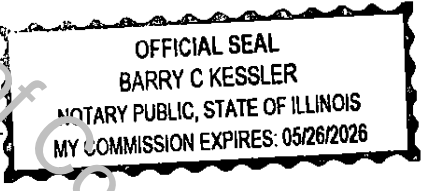
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: May 7, 2024

Signature: *Jan E. Halpern*
Grantor's Agent

Subscribed and sworn to before me
This May 7, 2024

By: *Barry C Kessler*
Notary Public



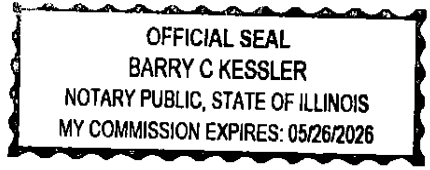
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 7, 2024

Signature: *Jan E. Halpern*
Grantee's Agent

Subscribed and sworn to before me
This May 7, 2024

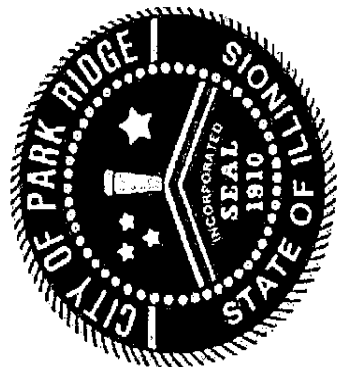
By: *Barry C Kessler*
Notary Public



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

Certificate # 24-000385

Pin(s)

09-35-126-023-0000

Address

515 S CHESTER AVE

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

05/20/2024

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director