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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/14/2024 9:10 AM Pg: 1 of 5
Doc ID 20240601628086

Quit Claim Deed in Trust (Tenants by The Entirety)

AFTER RECORDING
MAIL TO TAXPAYER:

Elizabeth C. Bulf
Daniel J. Bulf
3321 Culver Street
Evanston, IL 60201

(Above Space for County Recorder's Use)

The Grantors, Elizabeth P. Bulf and Daniel J. Bulf, married to each other, of 3321 Culver Street, Evanston, IL 60201, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to the Grantees, Elizabeth C. Bulf, or her Successor in Trust, as the Trustee of the Elizabeth C. Bulf Revocable Trust, dated May 16, 2024, and Daniel J. Bulf, or his Successor in Trust, as Trustee of the Daniel J. Bulf Revocable Trust, dated May 16, 2024 of which Elizabeth C. Bulf and Daniel J. Bulf are the primary beneficiaries, all interest in the following described real estate, said beneficial interest to be held not as Tenants in Common but as Tenants by The Entirety, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

CITY OF EVANSTON
EXEMPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 10-11-100-025-0000

Property Address: 3321 Culver Street, Evanston, Illinois 60201

TO HAVE AND TO HOLD the 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, streets, highways or alleys, and to vacate any portion of the premises, (e) to lease

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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 enquire 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 she/he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

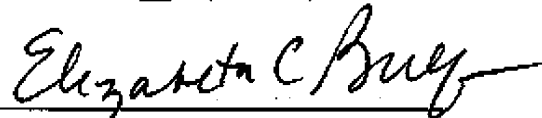
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared 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.

4. In the event of the inability, refusal of the Trustee herein named, to act or upon his or her removal from the County, the Successor Trustee IN ACCORDANCE WITH DECLARATION OF TRUST is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

The Grantors hereby waive and release any and all right 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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER ACT.

Dated this 16 day of May, 2024.



Elizabeth C. Bulf



Daniel J. Bulf

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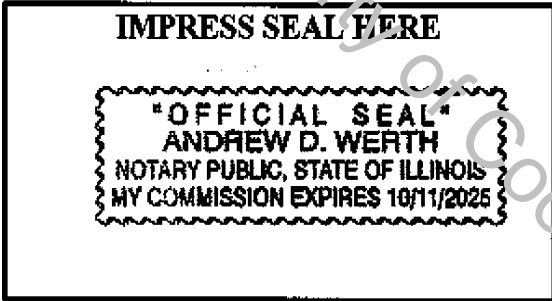

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Elizabeth C. Bulf and Daniel J. Bulf, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 16th day of May, 2024



THIS DEED PREPARED BY:

Andrew D. Werth, Esq.
Central Law Group P.C.
2822 Central Street, Suite 300
Evanston, IL 60201
847-866-0124

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 16, 2024

Signature: Elizabeth C. Buey
Grantor

Subscribed and sworn to before me
This 16th of May, 2024.

Notary Public [Signature]



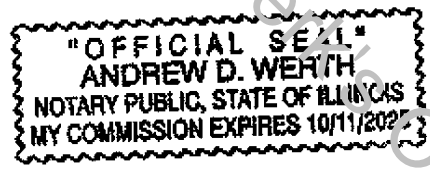
The Grantee(s) or his/her Agent affirms and verifies that the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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(s) and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 16, 2024

Signature: [Signature]
Grantee

Subscribed and sworn to before me
This 16th of May 2024.

Notary Public [Signature]



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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Sub par. E and Cook County Ord. 93-0-27 par. E.

Date 5/16/2024 Sign. Elizabeth C. Buey

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LEGAL DESCRIPTION

LOT ELEVEN (11 IN THE OWNER'S RESUBDIVISION OF BLOCKS FOUR (4) AND FIVE (5) IN VACATED ALLEYS IN SAID BLOCKS 4 AND 5, ALSO VACATED CULVER AVENUE IN EVANSTON HIGHLANDS, A SUBDIVISION IN THE NORTH WEST FRACTIONAL QUARTER OF SECTION ELEVEN (11), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 10-11-100-025-0000
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