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Chicago Title Insurance Company

WARRANTY DEED IN TRUST

Doc#: 2417724622 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/25/2024 4:05 PM Pg: 1 of 3

Dec ID 20240501600608
ST/Co Stamp 1-690-796-848 ST Tax \$0.00 CO Tax \$0.00

THIS INDENTURE WITNESSETH, That the grantors, RICHARD ARONOFF AND EILEEN ARONOFF, of the City of ELK GROVE VILLAGE, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, convey and warrant unto RICHARD ARONOFF AND EILEEN ARONOFF AS TRUSTEES UNDER THE RICHARD ARONOFF AND EILEEN ARONOFF JOINT DECLARATION OF TRUST DATED AUGUST 16, 2021, whose address is 475 Bradford Circle, Elk Grove Village, Cook County, Illinois, the following described Real Estate in the County of [PROPERTY COUNTY] and State of Illinois, to wit:

LOT 42 IN ELK GROVE ESTATES CUSTOM LOTS OF PARCEL "B" BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON DECEMBER 4, 1969, AS DOCUMENT NUMBER 21,029,437, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and private rights of way, and real estate taxes for the years 2023 and subsequent thereto.

Permanent Real Estate Index Number(s): 08-29-305-017-0000

Address of Real Estate: 475 Bradford Circle, Elk Grove Village, Cook County, Illinois 60007

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 to 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, to convey said premises 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 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 and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 or 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, 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

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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 in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this _____ day of May, 2024.

Richard Aronoff
RICHARD ARONOFF

Eileen Aronoff
EILEEN ARONOFF

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICHARD ARONOFF AND EILEEN ARONOFF personally known to me to be the 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 official seal, this 10 day of May, 2024.

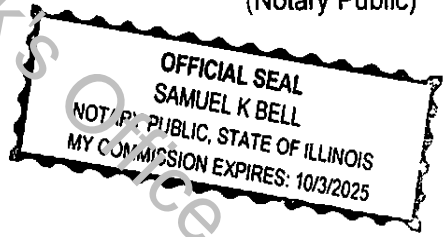
THIS INSTRUMENT IS EXEMPT FROM TAXATION PURSUANT TO §4(D) OF THE ILLINOIS TRANSFER TAX ACT.

Samuel K. Bell attorney 05/10/2024

Samuel K. Bell
(Notary Public)

Prepared By:

Samuel K. Bell, Attorney at Law, 7749 North Milwaukee Avenue, Niles, IL 60714

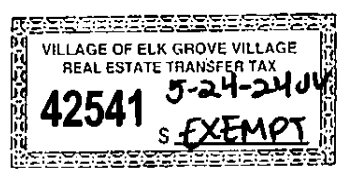


Mail To:

Richard Aronoff and Eileen Aronoff, 475 Bradford Circle, Elk Grove Village, IL 60007

Name and Address of Taxpayer:

Richard Aronoff and Eileen Aronoff, 475 Bradford Circle, Elk Grove Village, IL 60007



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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

June 9 2024 Dated Richard Brownoff Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR THIS

09 DAY OF June, 2024
Samuel K. Bell Notary Public
OFFICIAL SEAL
SAMUEL K BELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/3/2025

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 and hold title to real estate under the laws of the State of Illinois.

June 9, 2024 Dated Eileen Brownoff Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE THIS

09 DAY OF June, 2024
Samuel K. Bell Notary Public
OFFICIAL SEAL
SAMUEL K BELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/3/2025

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.]