



TRUSTEE'S DEED IN TRUST

Doc# 2419102338 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/9/2024 2:47 PM
PAGE: 1 OF 4

THIS INDENTURE made this 12 day of June, 2024, between RENATE ADE, not individually but as Trustee under the RENATE ADE Revocable Trust dated November 16, 1994, her successor or successors as Grantor and RENATE ADE, as Trustee of the 2024 RENATE ADE TRUST under the Trust Agreement dated the 12 day of June, 2024, her successor or successors, as Grantee.

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, RENATE ADE, as Trustee of the 2024 RENATE ADE TRUST under the Trust Agreement dated the 12 day of June, 2024, her successor or successors, the following described real estate in the County of Cook, State of Illinois.

Parcel 1:

UNIT NUMBER(S) 3-409, P-3-43, & P-3-44 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 3, 2009 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3-43 AND S-3-44, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

[Redacted] Commonly known as: 115 Prairie Park Drive, Unit 409, Wheeling, Illinois 60090
[Redacted] PIN: 03-02-100-082-1317

TO HAVE AND TO HOLD the real estate, together with the tenements and appurtenances thereunto belonging for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee 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 Trustee, 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 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

Grantor's/Grantee's address:
115 Prairie Park Drive, Unit 409, Wheeling, Illinois 60090

SCY INTER
P 4
S Y

Real Estate Transfer Approved
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

10040008trustees/

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 trustee 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 trustee 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 trustee, 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 trustee or any successor trustee 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 trustee or any successor 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 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.



IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set his or her hand and seal the day and year first above written.

Executed at Buffalo Grove, Illinois, dated the 12 day of June, 2024.

Renate ADE
RENATE ADE, as Trustee of the
RENATE ADE Revocable Trust
dated November 16, 1994

Exempted under Real Estate Transfer Tax Act, Section 4, Paragraph E, and Cook County Ordinance 95104, Paragraph E. Dated this 12 day of June, 2024.

Renate ADE
RENATE ADE, as Trustee of the
RENATE ADE Revocable Trust
dated November 16, 1994

REAL ESTATE TRANSFER TAX		09-Jul-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
03-02-100-082-1317 20240601634313 0-769-946-416		

UNOFFICIAL COPY

10040008trustees/

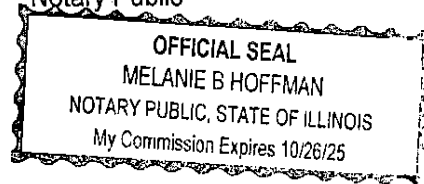
State of Illinois
County of Lake

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that RENATE ADE, not personally but as Trustee aforesaid, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12 day of June, 2024.

Melanie B Hoffman

Notary Public



This Document Prepared by and mail to:

Benjamin Rubin, Attorney,
RUBIN LAW, A Professional Corporation
1110 Lake Cook Road, Suite 165
Buffalo Grove, IL 60089-1997
(847) 279-7999; Fax (847) 279-0090
E-mail: brian@rubinlaw.com

Mail Tax Bill to:
RENATE ADE
115 Prairie Park Drive, Unit 409
Wheeling, Illinois 60090

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE
(55 ILCS 5/3 5020)

GRANTOR SECTION

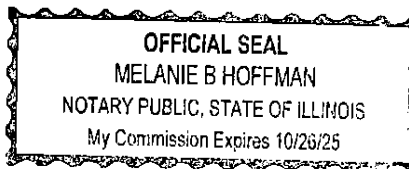
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 12, 2024

Signature: *Renate Aede*
Grantor or Agent

Subscribed and sworn to before me
by the said this 12 day of June, 2024

Melanie B Hoffman
Notary Public



GRANTEE SECTION

The Grantee or his/her 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 June 12, 2024

Signature: *Renate Aede*
Grantee or Agent

Subscribed and sworn to before me
by the said this 12 day of June, 2024

Melanie B Hoffman
Notary Public



CRIMINAL LIABILITY NOTICE:

NOTE: 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 the provisions of the Illinois Real Estate Transfer Tax Act. (35 ILCS 200/Art.31)