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2001-12-26 11:08:12  
Cook County Recorder 25.00



TRUSTEE'S DEED

NW6124041-21127899

1062  
LPA

MAIL TO:

Paul Braun, Esq.  
19630 Governor's Highway  
Flossmoor, IL 60422

NAME & ADDRESS OF TAXPAYER:

Luisa Tennant  
1470 Jefferson, #406  
Des Plaines, IL 60016

RECORDER'S STAMP

THE GRANTORS, SUSAN LYNN SWEIGART and DEBRA ANN BALLARD, as Successor Co-Trustees of the Beth L. DeRoo Declaration of Trust Dated May 20 1998, of Des Plaines, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand CONVEYS AND WARRANTS to LUISA TENNANT, a Single Person, of 9003 Bronx Avenue, Skokie, IL 60077-1704, GRANTEE, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

3  
MAS

Unit 406 together with its undivided percentage interest in the common elements in Jefferson Square Condominium as delineated and defined in the Declaration recorded as Document No. 89549394, as amended, in Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 09-17-410-013-1022  
Property Address: 1470 Jefferson Street, #406, Des Plaines, IL 60016



SUBJECT TO: general real estate taxes for 2001 and thereafter, covenants, conditions and restrictions of record, building lines and easements, if any; and, hereby releasing and waiving all rights to said real property, including any under or by virtue of the Homestead Exemption Laws of the State of Illinois.

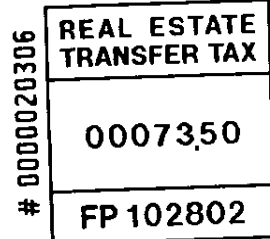
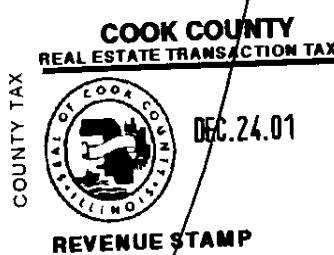
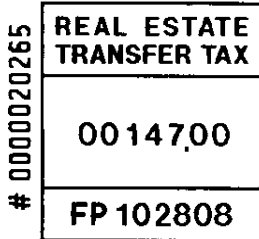
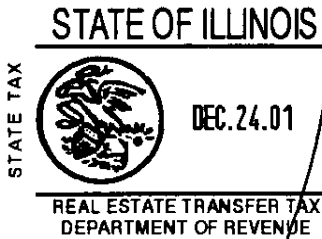
DATED THIS 13<sup>th</sup> day of DECEMBER, 2001.

*Debra Ann Ballard*

*Susan Lynn Sweigart*

DEBRA ANN BALLARD, as Successor Trustee

SUSAN LYNN SWEIGART, as Successor Trustee



BOX 333-CTI

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF C O O K     )

11225901

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO CERTIFY THAT **SUSAN LYNN SWEIGART and DEBRA ANN BALLARD**, as Successor Co-Trustees of the Beth L. DeRoo Declaration of Trust Dated May 20, 1998, 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 instrument as their free and voluntary act, as such trustee for the uses and purposes therein set forth,

Given under my hand and notarial seal, this 13<sup>TH</sup> day of DECEMBER, 2001.

  
\_\_\_\_\_  
Notary Public

IMPRESS SEAL HERE



Prepared by:  
William J. Payne  
SAMELSON & PAYNE  
575 Lee St., Upper Level  
Des Plaines, IL 60016

"EXEMPT UNDER PROVISIONS OF PARAGRAPH E"  
SECTION 4. OF THE REAL ESTATE TRANSFER ACT  
Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Signature of Grantors or Representative

County Clerk's Office

# UNOFFICIAL COPY

11225901

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, trees, 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, 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 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, avail 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.

Grantee Address: 1470 Jefferson Street, #406, Des Plaines, IL 60016