



Doc#: 0332829293
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
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TRUSTEE'S DEED

THIS AGREEMENT is made on November 6, 2003, between Mary A. Greer, as trustee under a Trust Agreement dated February 1, 1999, and known as the Mary A. Greer 1999 Trust, as grantor, and Beth E. Hillebrand, 616 Ridge Road, Winnetka, IL, as trustee under the provisions of a trust declaration ("trust agreement") dated September 30, 1992, and known as the Beth E. Hillebrand Trust (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, as grantee.

WITNESS: THE GRANTOR, in consideration of the sum of \$10.00 and other good and valuable consideration, receipt of which 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 WARRANT unto the Grantee, in fee simple, the following described real estate in Cook County, Illinois:

Attached

subject to conditions, covenants, easements and restrictions of record, easements, building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; acts done or suffered by or through the purchaser; special tax assessments for improvements not yet completed or installments not due on any special tax or assessment for improvements completed, and general taxes for the year 2003 and subsequent years,

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 in 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;

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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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

Permanent Real Estate Number: 05 28 106 021 0000.

Address of real estate: 616 Ridge Road, Winnetka, IL 60093.

In Witness Whereof, the grantor, as trustee as aforesaid, has hereunto set her hand and seal on November 6, 2003.

Mary A. Greer,
as trustee as aforesaid

By: Mary A. Greer

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State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for Cook County, Illinois, DO HEREBY CERTIFY that Mary A. Greer, as trustee as aforesaid represented by the officer of said trustee who signed this document, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and he or she appeared before me this day in person and acknowledged that he or she signed, sealed and delivered the said instrument as his or her herown free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal on November 6, 2003.

D.B. Hales
Notary Public



My commission expires on December 1, 2003.

This instrument was prepared by Daniel B. Hales, attorney, 711 Oak Street, Winnetka, IL 60093

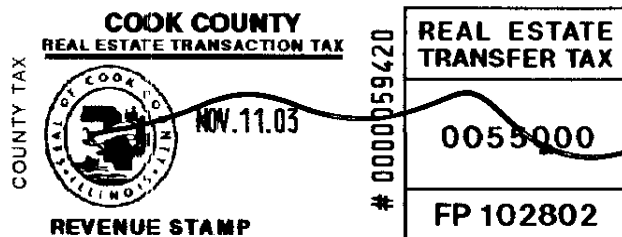
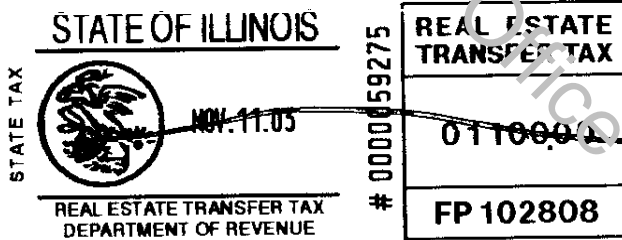
Mail to:

Barbara Condit Canning, 330 No. Wabash Avenue – 22nd Floor, Chicago, IL 60611.

Send subsequent tax bills to:

Beth E. Hillebrand , 616 Ridge Road, Winnetka, IL 60093.

h
as trustee



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LEGAL DESCRIPTION

All (except the Northerly 97.76 feet of that part of Lots 33 and 34 in Indian Hill Subdivision No. 4, lying Easterly of a line drawn parallel with and 216 feet Westerly from (measured at right angles to) the center line of Ridge Avenue (also known as Church Road) and which lies within the following described premises:

Beginning at a point in the Easterly line of Lot 33 (said point being the center line of Ridge Avenue) South 16 degrees, 37 minutes, East 296.04 feet from the North East corner of said Lot 33; thence South 73 degrees 23 minutes, West 476 feet more or less to the Westerly line of said Lot 33 (being the center line of private drive) thence Southerly along the center line of said private drive (being also the Westerly line of said Lots 33 and 34, 230 feet more or less to a point 50 feet Northerly (as measured along the center line of said private drive, being the Westerly line of Lot 34 from the intersection of said center line with a line, parallel with and 150 feet Northerly from (as measured at right angles to) the Southerly line of said Lot 34; thence Easterly at right angles to said Westerly line of said Lot 34, at said point 58.95 feet; thence North Easterly on a straight line, 262.15 feet more or less to an angle point in the Northerly line of said Lot 34; thence North Easterly 210 feet more or less along the Northerly line of said Lot 34 at right angles to the center line of Ridge Avenue to a point in the center line of Ridge Avenue; thence Northerly along the center line of said Ridge Avenue, 195.52 feet to the point of beginning, all Indian Hill Subdivision No. 4, being a subdivision in Section 28, Township 42 North, Range 13, East of the Third Principal Meridian, recorded as document 5772393, in Township of New Trier, in Cook County, Illinois.