

# UNOFFICIAL COPY

## TRUSTEE'S DEED

02-25855 IN TRUST (2002)

THIS INDENTURE, made this 15<sup>th</sup> day of, Oct 2002 between ALEXANDRA C. DICKERMAN and JOHN S. LANGDON, AS SUCCESSOR TRUSTEES UNDER THE PROVISIONS OF THE TRUST AGREEMENT DATED APRIL 24, 1996 AND KNOWN AS THE MARY E. BAIN TRUST, as Grantors, and STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 13, 1993 AND KNOWN AS TRUST NUMBER 13965, as Grantee,



Doc#: 0402008149  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 01/20/2004 02:49 PM Pg: 1 of 2

and unto all and every successor or successor in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

Lot 3 in W. W. Thompson's Resubdivision of Lots 4 and 5 in Block 4 in Highlands being a subdivision of the North West quarter and the West 800 feet of the North 144 feet of the South West quarter of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian, according to the plat of said resubdivision recorded May 26, 1943 as document 13081626, all in Cook County, Illinois.

PERMANENT INDEX NUMBER: 18-07-115-009-0000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:  
542 Woodside, Hinsdale, Illinois 60521

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 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 successor in trust and to grant to such successor or successor 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 a 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 consideration 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 the 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 said trust

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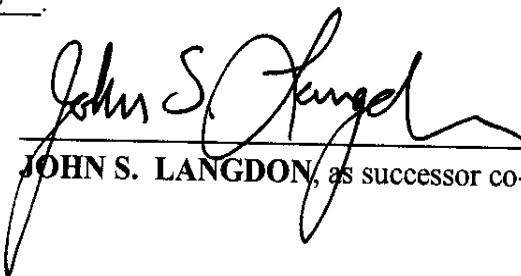
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agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust agreement or in some amendment thereof and binding upon all beneficiaries 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 successor 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 said Grantors hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors as successor co-trustees aforesaid have set their hand and seal this 15<sup>th</sup> day of October, 2003.

 (Seal)  
**ALEXANDRA C. DICKERMAN,**  
as successor co-trustee


 (Seal)  
**JOHN S. LANGDON,** as successor co-trustee

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary public in and for said County, State aforesaid, DO HEREBY CERTIFY that **Alexandra C. Dickerman and John S. Langdon, as successor co-trustees of the Mary E. Bain Trust,** are 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 official seal this 15<sup>th</sup> day of October, 2003.



  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY:**

Robert R. Ekroth, Esq.  
EKROTH & OSBORNE, LTD.  
15 Salt Creek Lane, Suite 122  
Hinsdale, IL 60521

STATE OF ILLINOIS	
STATE TAX	DEC. 11.03
REAL ESTATE TRANSFER TAX	
0106000	
# 0000059319	FP 326669

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



**MAIL RECORDED DEED TO:**

Robert M. Claes, Esq.  
1306 Plainfield Rd. Ste 1  
Darien. IL 60561

**SEND SUBSEQUENT TAX BILLS TO:**

W. H. McNaughton Builders, LLC  
347 W. 83<sup>rd</sup> Street Ste A  
Burr Ridge, IL 60527

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	DEC. 11.03	0053000
	# 0000118459	FP 326670

REVENUE STAMP