



Doc#: 0631116040 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/07/2008 01:24 PM Pg: 1 of 5

## WARRANTY DEED IN TRUST

The **GRANTOR**, ANNA F. NEVIN, a widow, of the Village of Northfield, County of Cook and State of Illinois, for and in consideration of Ten (10.00) Dollars, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** unto ANNA F. NEVIN, 3 Steeplechase Lane, Northfield, IL 60093, as Trustee under the provisions of a

Trust Agreement dated the 11th day of September, 1991, known as the ANNA F. NEVIN DECLARATION OF TRUST, AS AMENDED AND RESTATED (hereinafter referred to as a "said trustee", regardless of the number of trustees of that trust, and as a "said trust agreement"), **GRANTEE**, and unto all and every successor or successors in trust under said trust agreement, all of her right, title and interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A  
DEATH CERTIFICATE ATTACHED HERETO AS EXHIBIT B

Permanent Real Estate Index Number: 04-14-407-013-0000  
Address of Property: 3 Steeplechase Lane, Northfield, IL 60093

**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.

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 said trust agreement 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 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 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, her, his or their predecessor in trust.

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.

# UNOFFICIAL COPY

And the said grantor 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 grantor aforesaid has hereunto set her hand this 25<sup>th</sup> day of October, 2006.

Anna F. Nevin  
ANNA F. NEVIN

STATE OF ILLINOIS ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANNA F. NEVIN, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person 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 25<sup>th</sup> day of October, 2006



Sharon C. Nelson  
NOTARY PUBLIC

THIS CONVEYANCE IS EXEMPT UNDER 35 ILCS 200/31-45, PARAGRAPH (e).

Date: 10/20/06

Sharon C. Nelson  
Buyer, Seller or Representative

This instrument prepared by and after recording return to:  
Sharon C. Nelson  
Foley & Lardner LLP  
321 N. Clark Street, Suite 2800  
Chicago, IL 60610

Mail subsequent real estate tax bills to:  
Anna F. Nevin, as Trustee  
3 Steeplechase Lane  
Northfield, IL 60093

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: The West 151.50 Feet of the East 336 Feet of Lot 24 (except the South 396.15 feet thereof) of County Clerk's Division of Section 14, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;

PARCEL 2: Easement for the benefit of Parcel 1 aforesaid, as created by Deed dated March 1, 1966 and recorded May 4, 1966 as Document 19816771 from Fay S. Tideman and Husband to First National Bank and Trust Company of Evanston, as Trustee under Trust Agreement dated July 30, 1965 and known as Trust Number R-1180 for Roadway, ingress and egress over and upon the West 324 Feet of the East 357 Feet of the North 15 Feet of the South 396.15 Feet of Lot 24 aforesaid;

PARCEL 3: Easement for the benefit of Parcel 1 aforesaid, as created by Deed dated March 1, 1966 and recorded May 4, 1966 as Document 19816771 from Fay S. Tideman and Husband to First National Bank and Trust Company of Evanston, as Trustee under Trust Agreement dated July 30, 1965 and known as Trust Number R-1180 for ingress and egress over and upon the West 15 Feet of the East 351 Feet of the North 149 Feet of the South 530.15 Feet of Lot 24 aforesaid, all in Cook County, Illinois

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
County of Cook

# EXHIBIT B UNOFFICIAL COPY

DAVID ORR, County Clerk

MAY 26 2006

I, David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files in my office.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the city of Chicago, in said County.

*David Orr*  
COUNTY CLERK

DECEDENT'S BIRTH NO.

REGISTRATION DISTRICT NO.	16.0
REGISTERED NUMBER	

## STATE OF ILLINOIS MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER

Type or Print in PERMANENT INK See Funeral Directors, Hospital, or Physicians Handbook for INSTRUCTIONS  A <b>DECEASED</b>  B  C  D  E	1. DECEASED NAME FIRST: <b>John</b> MIDDLE: <b>J.</b> LAST: <b>Nevin</b>		2. SEX <b>Male</b>	3. DATE OF DEATH (MONTH, DAY, YEAR) <b>May 23, 2006</b>		
	4. COUNTY OF DEATH <b>Cook</b>		5a. AGE-LAST BIRTHDAY (YRS.) <b>79</b>	5b. UNDER 1 YEAR MOS. DAYS	5c. UNDER 1 DAY HOURS MIN.	5d. DATE OF BIRTH (MONTH, DAY, YEAR) <b>February 13, 1927</b>
	6a. CITY, TOWN, TWP, OR ROAD DISTRICT NUMBER <b>Glenview</b>		6b. HOSPITAL OR OTHER INSTITUTION-NAME (IF NOT IN EITHER, GIVE STREET AND NUMBER) <b>Glenbrook Hospital</b>		6c. IF HOSP. OR INST. INDICATE D.O.A. OP/EMER. RM. INPATIENT (SPECIFY) <b>Emergency Room</b>	
	7. BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) <b>Jersey City, New Jersey</b>		8a. MARRIED, NEVER MARRIED WIDOWED, DIVORCED (SPECIFY) <b>Married</b>		8b. NAME OF SURVIVING SPOUSE (MAIDEN NAME, IF WIFE) <b>Anna Filice</b>	
10. SOCIAL SECURITY NUMBER <b>552-30-3543</b>		11a. USUAL OCCUPATION <b>Chairman of the Board</b>		11b. KIND OF BUSINESS OR INDUSTRY <b>Tire Builders</b>		
13a. RESIDENCE (STREET AND NUMBER) <b>3 Steeple Chase Lane</b>		13b. CITY, TOWN, TWP, OR ROAD DISTRICT NO. <b>Northfield</b>		13c. INSIDE CITY (YES/NO) <b>Yes</b>		
13e. STATE <b>Illinois</b>		13f. ZIP CODE <b>60093</b>		14a. RACE <b>White</b>		
14b. OF HISPANIC ORIGIN? (SPECIFY NO OR YES-IF YES, SPECIFY CUBAN, MEXICAN, PUERTO RICAN, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes SPECIFY:		15. FATHER-NAME FIRST MIDDLE LAST <b>Edward Vincent Nevin</b>		16. MOTHER-NAME FIRST MIDDLE LAST (MAIDEN) <b>Anna Burns</b>		

17a. INFORMANT'S NAME (TYPE OR PRINT) <b>Anna Nevin</b>		17b. RELATIONSHIP <b>Wife</b>		17c. MAILING ADDRESS (STREET AND NO. OR R.F.D., CITY OR TOWN, STATE, ZIP) <b>3 Steeple Chase Lane, Northfield, Illinois 60093</b>	
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18. PART I Enter the diseases or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH
Immediate Cause (Final disease or condition resulting in death)	(a) <b>myocardial infarction</b>	<b>immediate</b>
CONDITIONS, IF ANY, WHICH GIVE RISE TO IMMEDIATE CAUSE (a)	(b) DUE TO, OR AS A CONSEQUENCE OF	
STATING THE UNDERLYING CAUSE LAST	(a)	

19a. AUTOPSY (YES/NO) <b>No</b>		19b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (YES/NO) <b>No</b>	
20a. DATE OF OPERATION, IF ANY		20b. MAJOR FINDINGS OF OPERATION	

21a. I DID (OR DID NOT) ATTEND THE DECEASED AND LAST SAW HIM/HER ALIVE ON (MONTH, DAY, YEAR) <b>5/23/06</b>		21b. WAS CORONER OR MEDICAL EXAMINER NOTIFIED (YES/NO) <b>Yes</b>		21c. HOUR OF DEATH <b>3:22 P.M.</b>	
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22a. SIGNATURE <i>John E. Croghan</i>		22b. DATE SIGNED (MONTH, DAY, YEAR) <b>May 25, 2006</b>	
22c. NAME AND ADDRESS OF CERTIFIER (TYPE OR PRINT) <b>John E. Croghan, M.D. 1625 Sheridan Road Wilmette, Illinois 60091</b>		22d. ILLINOIS LICENSE NUMBER <b>036-076821</b>	

24a. BURIAL CREMATION REMOVAL (SPECIFY) <b>Cremation</b>		24b. CEMETERY OR CREMATORY - NAME <b>Trisons Crematory</b>		24c. LOCATION CITY OR TOWN STATE <b>Lombard, Illinois</b>	
25a. FUNERAL HOME NAME STREET AND NUMBER OR R.F.D. <b>Donnellan Family Funeral Services 10045 Skokie Boulevard</b>		25b. CITY OR TOWN STATE ZIP <b>Skokie, Illinois 60077-1026</b>		24d. DATE (MONTH, DAY, YEAR) <b>May 27, 2006</b>	

25b. FUNERAL DIRECTOR'S SIGNATURE <i>Joseph Donnellan</i>		25c. FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER <b>034-011866</b>	
26a. LOCAL REGISTRAR'S SIGNATURE <i>David Orr</i>		26b. DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR) <b>MAY 26 2006</b>	

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its 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: Oct, 25, 2006

Signature:



Anna F. Nevin  
Grantor or agent

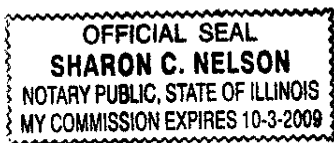
Subscribed and sworn to before me  
this 25<sup>th</sup> day of October, 2006

Notary Public Sharon C. Nelson

The grantee or its 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 title to real estate under the laws of the State of Illinois.

Dated: Oct, 25, 2006

Signature:



Anna F. Nevin  
Grantee or agent

Subscribed and sworn to before me  
this 25<sup>th</sup> day of October, 2006

Notary Public Sharon C. Nelson

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A 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, IL if exempt under provisions of Section 4 of Ill. Real Estate Transfer Tax Act.]  
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