

# UNOFFICIAL COPY

## Executors' Deed in Trust



Doc#: 0634631041 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/12/2006 11:46 AM Pg: 1 of 5

**mail to:**

John W. Chaveriat  
77 W. Washington, Suite 411  
Chicago, IL 60602

**name & address of taxpayer:**

Steven Mustain  
1332 N. Highland  
Arlington Heights, IL 60004

**THE GRANTORS, JOHN W. CHAVERIAT and STEVEN J. MUSTAIN, Independent Co-Executors of the Estate of Ruth E. Mustain, Deceased** ("Executors") by virtue of Letters of Office issued to Executors by the Circuit Court of Cook County, Illinois, County Department, Probate Division, in Case No. 2003 P 38, and in exercise of the power of conveyance granted to Executors in and by the Last Will and Testament of Ruth E. Mustain, Deceased, and in pursuance of every other power and authority thus enabling, and in consideration of One Dollar (\$1.00) in hand paid, do hereby grant, sell and convey to

**THE GRANTEE: Steven J. Mustain (of 1332 N. Highland, Arlington Heights, IL 60004), Trustee under Trust Agreement dated October 1, 2006, and known as Trust Number 1926,**

all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

**parcel 1:**

Lot 4 in Block 1 in E.P. Stevens' Addition to Chicago, a Subdivision of the East Half of the South Half of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-09-124-004

ADDRESS: 423 N. Lockwood, Chicago, IL.

**parcel 2:**

Lots 39 and 40 in Lyman Bridges Addition to Chicago in the Northwest Quarter of Section of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-09-123-032

ADDRESS: 430 N. Lockwood, Chicago, IL.

City of Chicago

Dept. of Revenue

482208

12/12/2006 11:33 Batch 06267 68



Real Estate

Transfer Stamp

\$0.00

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**parcel 3:**

The South 50 feet of the North 200 feet of the East 175 feet of Block 2 of Frink's Resubdivision of Lots 1 to 8 in Frink's Subdivision of the North 36-1/4 acres of the East Half of the Southeast Quarter of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian and the North 36-1/4 acres of the West Half of the Southwest Quarter of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-09-301-021 and 16-09-301-020  
ADDRESS: 328-30 N. Lotus, Chicago, IL.

**parcel 4:**

Lots 9 and 10 in Block 11 in Juliand & Brown's Subdivision of Lots 1, 2 and 3 in Block 11 and of Lots 1, 2 and 3 in Block 13 in Morton's Subdivision of the East Half of the Northwest Quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-11-123-001  
ADDRESS: 3723 W. Ohio, Chicago, IL.

**parcel 5:**

Lot 36 (except the North 33 feet) and Lot 37 in Block 2 in Wilson and St. Clair's Resubdivision of Sub-Block 3 of Block 5 with Lots 4, 5 and 6 of Block 6 in Merrick's Subdivision of the West Half of the Northwest Quarter of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-09-115-029 and 16-09-115-031  
ADDRESS: 5418-20 W. Race, Chicago, IL.

**parcel 6:**

Lots 16 and 17 in Morton's Subdivision of Lots 1, 2, 3, 4, 5, 8, 9 and 10 in Breckenridge's Subdivision of Block 6 in Harding's Subdivision of the West Half of the Northeast Quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-11-209-031  
ADDRESS: 620 N. Saint Louis, Chicago, IL.

**parcel 7:**

Lots 1 and 2 in Resubdivision of Blocks 10 in Derby's Subdivision of the East Half of the Southeast Quarter (except the East 5 acres North of Center of Lake Street) in Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 16-09-423-016  
ADDRESS: 4901 W. West End, Chicago, IL.

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.

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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, 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 successors in trust and to grant 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 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 changes 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 premise, or to whom 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 or 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. And the said grantor(s) hereby expressly waive(s) and release(s) 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.

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IN WITNESS WHEREOF, the said Grantors, John W. Chaveriat and Steven J. Mustain, Independent Co-Executors of the Estate of Ruth E. Mustain, Deceased have set their hands and seals this 2<sup>nd</sup> day of OCTOBER, 2006.

John W. Chaveriat  
John W. Chaveriat, Independent Co-Executor  
Estate of Ruth E. Mustain, Deceased

Steven J. Mustain  
Steven J. Mustain, Independent Co-Executor  
Estate of Ruth E. Mustain, Deceased

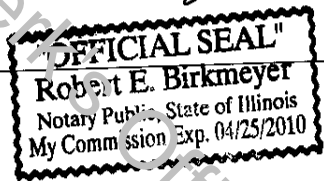
State of Cook            )  
                                  ) SS.  
County of Illinois     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John W. Chaveriat** and **Steven J. Mustain**, personally known to me to be the same persons whose names are subscribed above 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 acts, for the purposes therein set forth.

Given under my hand and official this 2<sup>nd</sup> day of October, 2006.

Robert E. Birkmeyer  
Notary Public

Commission Expires: \_\_\_\_\_



*this instrument prepared by:*  
John W. Chaveriat  
Attorney at Law  
77 W. Washington, Suite 411  
Chicago, IL 60602

This Deed and conveyance is EXEMPT under the provisions of the Real Estate Transfer Law 35 ILCS 200/31-45 sub-paragraph E, and Cook County Ordinance 93-0-27 paragraph 4.

John W. Chaveriat Date: 10/2/06  
John W. Chaveriat, Attorney

Exec. 2006

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## STATEMENT BY GRANTOR AND GRANTEE

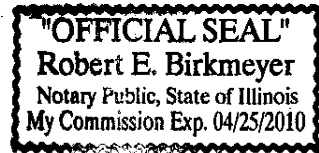
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 7, 2006, 1906 Signature: John W. Chavriat

Grantor or Agent  
John W. Chavriat, Executor  
of the Estate of Rich E. Mustain

Subscribed and sworn to before me by the said John W. Chavriat this 7<sup>th</sup> day of December, 2007

Notary Public Robert E. Birkmeyer



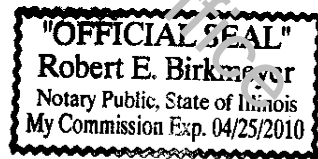
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated December 7, 2006, 1906 Signature: John W. Chavriat

Grantee or Agent  
John W. Chavriat,  
Attorney for Grantee  
(Steven J. Mustain, Trustee)

Subscribed and sworn to before me by the said John W. Chavriat this 7<sup>th</sup> day of December, 2007

Notary Public Robert E. Birkmeyer



NOTE: 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]