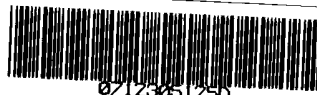


# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 0712305125 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/03/2007 03:35 PM Pg: 1 of 5

THE GRANTOR, Kathleen Marie Ryan, as sole Successor Trustee under the provisions of a Trust Agreement dated the 15 day of March, 1978, and known as Trust Number 101, 2320 Central Street, Evanston, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) & NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to THOMAS E. RYAN III, as Trustee (or to the successor trustee (s)) under the provisions of a trust agreement dated the 17th day of December, 1995, and known as the KATHLEEN MARIE RYAN QUALIFIED PERSONAL RESIDENCE TRUST dated December 17, 1995, (hereinafter referred to as the "trustee"), 800 Custer, Evanston, County of Cook, State of Illinois, the following described real estate in the County of Cook and the State of Illinois, to wit:

Lot 6 in Block 12 in Lake Shore Addition to Wilmette being a Subdivision of the South Easterly 160 acres of the North Section of Quilmette Reservation (except 20 acres more or less owned by A.E. Kent and James D. Sherman) in Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

HEREINAFTER CALLED "THE REAL ESTATE."

Common Address: 523 Greenleaf, Wilmette, Illinois 60091  
Real Estate Tax I.D. Number: 05-34-217-003

FIRST AMERICAN TITLE

1005782  
1046

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, 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

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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 exchange the real estate, 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 the real estate or any part thereof; and to deal with the real estate 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.



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Address of Property: 523 Greenleaf, Wilmette, IL 60091

THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

MAIL TO:  
Kevin R. Krantz  
Stahl Cowen Crowley LLC  
55 West Monroe Street, Suite 1200  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:  
*Kathleen Ryan*  
523 Greenleaf  
Wilmette, IL 60091

Exempt under real estate transfer tax act Sec. 4 Par. E and Cook County Ord. 95104 Par. E.  
Date: April 18, 2007 Signature: *[Signature]*

Village of Wilmette  
Real Estate Transfer Tax  
Exempt - 8520  
EXEMPT  
APR 23 2007  
Issue Date

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 4 - 18 - 07

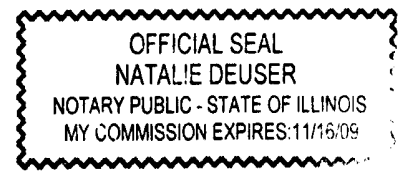
[Signature]  
Signature of Grantor or Agent

Signature of Grantor or Agent

Subscribed and sworn to before me this

24 day of April, 2007

[Signature]  
Notary Public



The grantee or grantee's 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: 4/18-07

[Signature]  
Signature of Grantee or Agent

Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

24 day of April, 2007.

[Signature]  
Notary Public

