

TRUSTEE'S DEED

CST 982860

THIS INDENTURE, made this 29<sup>TH</sup>

day of October, 1998, between WILLETTA EVANS, as trustee under the WILLETTA EVANS LIVING TRUST dated the 11<sup>th</sup> day of June, 1997, grantor and WILLETTA EVANS, a widow not remarried, 16349 S. Marshfield, Markham, Illinois, 60426, grantee

COOK COUNTY  
RECORDER  
JESSE WHITE  
SKOKIE OFFICE



WITNESSETH, that grantor, in consideration of the sum of Ten (\$10.00) Dollars, receipt whereof 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 quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Lot 6 in Block 2 in Subdivision of Out-Lot or Block 47 in Canal Trustees' subdivision of the West 1/2 of the West 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, In Cook County, Illinois

Permanent Real Estate Index Number: 17-17-329-018-0000

Address of real estate: 1315 W. Filmora  
Chicago, Illinois 60607

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 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 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 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.

Handwritten initials/signature

# UNOFFICIAL COPY

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.

October IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 29<sup>th</sup> day of \_\_\_\_\_, 1998.

Willetta Evans (SEAL)  
WILLETTA EVANS, as Trustee aforesaid

State of Illinois, County of Cook ss. I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLETTA EVANS, 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 29<sup>th</sup> day of October, 1998.  
"OFFICIAL SEAL"  
STEVEN RAUSCH  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/5/2001

Steven W Rausch  
Notary Public

This instrument was prepared by: Steven W. Rausch, 137 North La Salle Street, Chicago, Illinois 60602, 312/236-4646

Exempt under Real Estate Transfer Tax Act Section 4, Paragraph (e) and Cook County Ordiances 95104 Paragraph (e).

Dated 11-3-98  
A. J. H. - H agent

mail to:  
Willetta, Evans  
1315 W. Filmore  
Chgo IL 60607



Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.  
11.3.98 A J H  
Date Buyer, Seller or Representative

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

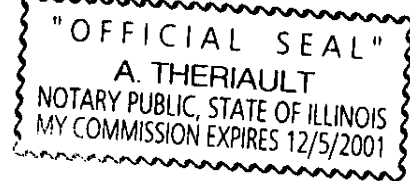
THE GRANTOR or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate 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: 11-3, 19 98

Signature: L. Denisova  
Grantor or Agent

Subscribed and sworn to me  
this 3 day of November  
19 98

[Signature]  
Notary Public



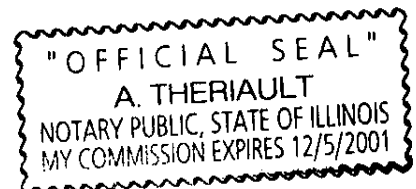
THE GRANTEE or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11-3, 19 98

Signature: L. Denisova  
GRANTEE Agent

Subscribed and sworn to me  
this 3 day of November  
19 98

[Signature]  
Notary Public



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.]