

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 0802205001 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2008 09:17 AM Pg: 1 of 4

HLTC 502525 / 27084888  
12/1

Above Space for Recorder's use only

**THIS INDENTURE**, made this 5<sup>th</sup> day of December, 2007, between **HELEN M. FREEGARD**, as Trustee under the Helen M. Freegard Declaration of Trust dated March 30, 1988, of Evanston, Illinois, party of the first part, pursuant to the power and authority vested in the party of the first part as said Trustee, and **MICHELE IRMICK**, as Trustee of the John Paul Pierre 2007 Trust, party of the second part.

**WITNESSETH**, that said party of the first part, in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, does hereby convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHED EXHIBIT

together with the tenements and appurtenances thereunto belonging and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Property: 2601 Central Street, Units 204, P-25 & EP-7, Evanston, Illinois  
PIN: 05-34-323-040-1004 & 05-34-323-040-1049

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 was 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 advance 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 the delivery thereof the trust

**BOX 333-CT**

449

# UNOFFICIAL COPY

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 there under; (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 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, avail and proceeds thereof as aforesaid.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage conveying the above described premises (if any there be) of record in said county given to secure payment of money, and remaining unreleased at the date of delivery hereof.

**IN WITNESS WHEREOF**, said party of the first part has caused her name to be signed to these presents the day and year first above written.

**HELEN M. FREEGARD TRUST**  
Dated March 30, 1988

Helena M. Freegard [SEAL]  
HELEN M. FREEGARD, as Trustee

**CITY OF EVANSTON 021791**  
Real Estate Transfer Tax  
City Clerk's Office  
**PAID DEC 5 2007** AMOUNT \$ 1625.00  
Agent MPM

STATE OF ILLINOIS  
JAN. 18. 08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000046712  
REAL ESTATE TRANSFER TAX  
00325.00  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JAN. 18. 08  
REVENUE STAMP

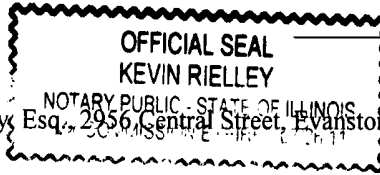
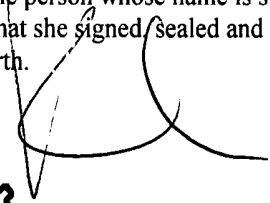
# 0000046821  
REAL ESTATE TRANSFER TAX  
00162.50  
FP 103034

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, Kevin J. Rielley, a notary public in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Helen M. Freegard, as Trustee, 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 5<sup>th</sup> day of December, 2007.



Notary Public

This instrument was prepared by Kevin J. Rielley Esq., 2956 Central Street, Evanston, Illinois 60201

**SEND SUBSEQUENT TAX BILLS TO:**

MAIL TO: Daniel Pierre  
141 Highland Road  
Inverness, Illinois 60067

Daniel Pierre  
141 Highland Road  
Inverness, Illinois 60067

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO. : 1409 HLTC50252 SK

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

## PARCEL ONE:

UNIT 204, AND P-25, BOTH INCLUSIVE, IN MORNINGSIDE TERRACE CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOT 1 IN PETERSON'S CONSOLIDATION OF LOTS 7, 8 AND 9 IN JOHN CULVER'S ADDITION TO NORTH EVANSTON (IN WILMETTE RESERVATION) IN TOWNSHIP 42 NORTH RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 14, 1995 AS DOCUMENT NUMBER 95870631 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS

## PARCEL TWO:

## PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE EP-7 AS A LIMITED COMMON ELEMENT PURSUANT TO AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 8, 1999 AS DOCUMENT NUMBER 99955009.