

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 0927131078 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2009 12:15 PM Pg: 1 of 4

The grantor, Cynthia J. Swanson, as Trustee under the provisions of a trust agreement dated the 3<sup>rd</sup> day of April, 2007 and known as the DEAN S. ROBERTS and MARTHA ROBERTS JOINT TRUST, County of Cook, State of Illinois, in consideration of the sum of TEN and 00/100 Dollars (\$10.00) and other good and valuable

consideration in hand paid, 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 does hereby convey and warrant unto the grantee, Dean S. Roberts, of 3824 N. Mozart Street, Chicago, Illinois 60618, widowed and not since remarried, an undivided 100% interest in fee simple, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

LOT TWELVE (12) IN BLOCK ONE (1) IN COLLINS AND GAUNTLETT'S FRANCISCO AVENUE SUBDIVISION OF WEST 565 FEET OF LOT FOUR (4) IN COUNTY CLERK'S DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-24-114-031-0000  
Address of real estate: 3824 N. Mozart Street, Chicago, Illinois 60618

Subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2009;

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has hereunto set her hand and seal the 11 day of September, 2009.

*Dean S. Roberts*  
*by Cynthia Swanson his P.O.A.*  
Cynthia J. Swanson, as trustee of the Dean S.  
Roberts and Martha Roberts Joint Trust  
dated April 3, 2007

Roberts Trust Deed

September, 2009

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Dean S Roberts

Order Number: 412372-1

## EXHIBIT A

All that certain lot or piece of ground situated in Chicago, Cook County, Illinois:

Lot Twelve (12) in Block One (1) in Collins and Gauntlett's Francisco Avenue Subdivision of West 665 feet of Lot Four (4) in County Clerk's Division of the East Half of the North West Quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 3824 N Mozart Street, Chicago, IL

PIN: 13-24-114-031-0000

Being the same property conveyed to Cynthia J. Swanson as Trustee of the Dean S. Roberts and Martha Roberts Joint Trust, created April 5, 2007 by deed dated 04/10/2007 and recorded 05/18/2007 as Document #0713854053 in the Records of Cook County, Illinois.

Property of Cook County Clerk's Office

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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

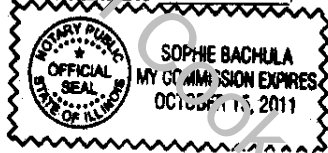
Cynthia J. Swanson, Trustee

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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of September, 2009.

*Sophie Bachula*  
\_\_\_\_\_  
Notary Public

My commission expires 10-15-2011



This instrument was prepared by John J. Pembroke & Associates, LLC, 422 N. Northwest Highway, Suite 150, Park Ridge, IL 60068.

MAIL TO:

Thomas A. Jefson, Esquire  
John J. Pembroke & Associates LLC  
422 N. Northwest Highway, #150  
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:

Ms. Cynthia J. Swanson, Trustee  
3824 N. Mozart Street  
Chicago, Illinois 60618

Roberts Trust Deed

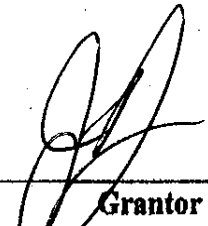
September, 2009

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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 of Assignment of Beneficial Interest in 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 September 22, 2009


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Joseph Downey  
This 22 day of September, 2009.  
Notary Public Amy Hillgrove

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Amy Hillgrove, Notary Public  
Carnegie Boro, Allegheny County  
My Commission Expires Nov. 6, 2010  
Member, Pennsylvania Association of Notaries

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 of 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.

Date SEPTEMBER 22, 2009

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Joseph Downey  
This 22 day of September, 2009.  
Notary Public Amy Hillgrove

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Amy Hillgrove, Notary Public  
Carnegie Boro, Allegheny County  
My Commission Expires Nov. 6, 2010  
Member, Pennsylvania Association of Notaries

**Note:** Any person who knowingly submits a false statement concerning the identity of 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.)