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TRUSTEE'S DEED
ILLINOIS STATUTORY
(Individual/Corporate)

Doc#: 0927250024 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/29/2009 09:40 AM Pg: 1 of 5

GRANTOR, Maria Blanas, as Trustee under the Provisions of a Trust Agreement dated June 19, 1998 and known as Living Trust of Maria Blanas, of 8357 South Newland Ave., Burbank, Illinois, as to an undivided 1/3 interest, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable

consideration in hand paid, hereby CONVEYS and QUIT-CLAIMS to GRANTEES, Xin Chen and Maria Alevras-Chen, husband and wife, of 8851 Central Park Avenue, Evanston, Illinois, not as tenants in common but as Joint Tenants, the following-described real estate situated in the County of Cook, in the State of Illinois, to wit: [see attached legal description]

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises not as tenants in common but as Joint Tenants forever.

Permanent Real Estate Index Number: 11-18-110-042-1908
Address of Real Estate: 1929A Sherman Avenue #1E, Evanston, Illinois

In Witness Whereof, Seller has caused her name to be signed to these presents this 8 day of September, 2009.

Maria Blanas
Maria Blanas, as Trustee under the Provisions of a Trust Agreement dated June 19, 1998, and known as Living Trust of Maria Blanas (Seller)

STATE OF IL, COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

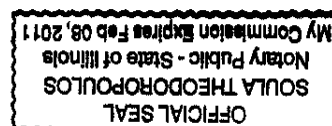
Maria Blanas
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act(s), for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of September 2009.

[Signature]
NOTARY PUBLIC

Prepared by:
The Law Office of Carolyn Brocksmith
427 Laurel Avenue
Wilmette IL 60091

After recording mail to:
Mary Rita Luecke, Attorney
3330 Lake Street
Evanston IL 60203



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TRUSTEE'S DEED

ILLINOIS STATUTORY
(Individual/Corporate)

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Permanent Real Estate Index Number: 11-18-110-042-1008
Address of Real Estate: 1929A Sherman Avenue #1E, Evanston, Illinois

**CITY OF EVANSTON
EXEMPTION**

[Signature]
CITY CLERK

In Witness Whereof, Seller has caused her name to be signed to these presents this 8 day of September, 2009.

[Signature]
Maria Blanas, as Trustee under the Provisions of a Trust Agreement dated June 19, 1998, and known as Living Trust of Maria Blanas (Seller)

ST309-01861
SUCCESS TITLE SERVICES, INC.
400 Skokie Blvd Ste. 380
Northbrook, IL 60062 *292*

STATE OF IL, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

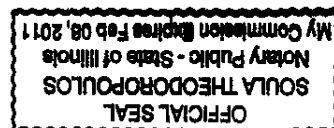
[Signature]
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act(s), for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of September 2009.

[Signature]
NOTARY PUBLIC

Prepared by:
The Law Office of Carolyn Brocksmith
427 Laurel Avenue
Wilmette IL 60091

After recording mail to:
Mary Rita Luecke, Attorney
3330 Lake Street
Evanston IL 60203



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Carolyn Brocksmitth
As an Agent for Ticor Title Insurance Company
427 Laurel Avenue Wilmette, IL 60091

Commitment Number: STS09_01861

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
1929 A SHERMAN AVENUE, UNIT 1E
EVANSTON, IL 60201
COOK County

The land referred to in this Commitment is described as follows:

UNIT NUMBER 1929 'A - 1E' AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE WEST 200.75 FEET OF THE NORTH 1/2 OF LOT 10 IN BLOCK 5 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY THE KINGSTON CONDOMINIUM ASSOCIATION DATED MARCH 9, 1978 AND RECORDED IN COOK COUNTY, ILLINOIS RECORDER'S OFFICE AS DOCUMENT 24357554, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), SITUATED IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-110-042-1008

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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 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 futura, 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 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 rental, 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 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 it 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 if 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.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN.

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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 a foreign corporation 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.

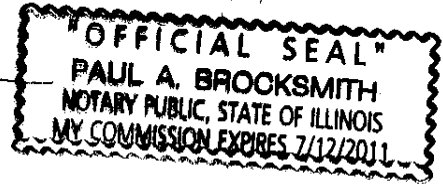
Dated: 8/11, 2009

Signature: [Handwritten Signature]

Maria Blanas, as Trustee under the Provisions of a Trust Agreement dated June 19, 1998, and known as Living Trust of Maria Blanas, Grantor

Subscribed and sworn to before me in the said _____ County this 11 day of Sept, 2009.

Notary Public [Handwritten Signature]



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.

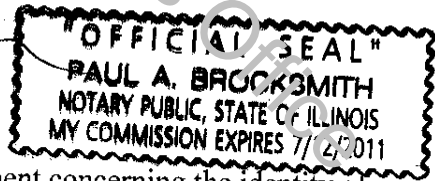
Dated: 7/11, 2009

Signature: [Handwritten Signature]

Grantee

Subscribed and sworn to before me in the said _____ County this 11 day of Sept, 2009.

Notary Public [Handwritten Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)