# **UNOFFICIA**

**Deed In Trust ILLINOIS** 

1027018080 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 09/27/2010 04:44 PM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR, LISA A. ZAHNISER, as Trustee of THE LISA A. ZAHNISER TRUST DATED MAY 18, 1994, of the City of La Grange, County of Cook and State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto:

An undivided 50% thereof to LISA A. ZAHNISER, as Trustee of THE LISA A. ZAHNISER TRUST DATED MAY 18, 1994, and an undivided 50% thereof to JEFFREY R. NORDLUND, as Trustee of THE JEFFREY R. NORDLUND TRUST DATED APRIL 5, 2006, both presently residing at 201 South Catherine Avenue, LaGrange,

(each hereinafter referred to at "stud trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said true, agreements, the following described real estate in the County of Cook and State of Illinois, to Wit: (see legal de cription rider attached as page 3 hereto).

SUBJECT TO: General taxes for and subsequent vars; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 18-04-312-051-0700

Address(cs) of Real Estate: 201 South Catherine Avenue, La Grange, IL 60525

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 author', y are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property is often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or minout consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to sucl. successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to red'cate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any party thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon an 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 hence 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 option, in lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract terper ting 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

PIDELITY NATIONAL TITLE

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THIS IS TO CERTIFY THAT THIS IS A TRUE AND **EXACT COPY** OF THE ORIGINAL DOCUMENT.

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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 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 vestor, with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of arh and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earthing 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANT OF aforesaid has hereunto set her hand and seal, in the capacity therein stated, on the date stated herein.

The date of this deed of conveyance is: May  $\frac{25}{2}$ , 2010

LISA A. 7AF NISER, at Trustee of THE LISA A. ZAHNISER, TRUST DATED MAY 18, 1994

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO TEREBY CERTIFY that LISA A. ZAHNISER, 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 i elivered the said instrument as her free and voluntary act, and in the capacity therein stated, for the uses and purposs therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25 day of May, 2010

Notary Public

My Commission Expires:

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(SEAL)

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NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPURES CRIMANA

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1027018080 Page: 3 of 4

## **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

For the premises commonly known as: 201 South Catherine Avenue, La Grange, IL 60525

LOT 22 IN BLOCK 10 IN LAGRANGE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTWEST 1/4 AND PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, MAPS OR PLAT RECORDED OCTOBER 11, 1873 AS DOCUMENT 130305 IN COOK COUNTY, ILLINOIS.

This instrument was prepared by: Lisa A. Zahniser 201 S. Catherine Ave. LaGrange, IL 60525 Send subsequent tax bills to: Lisa A. Zahniser 201 S. Catherine Ave. LaGrange, IL 60525

Recorder-mail recorded doc ment to: Lisa A. Zahniser 201 S. Catherine Ave. LaGrange, IL 60525

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Page 3

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1027018080 Page: 4 of 4

### UNOFFICIAL COPY CHICAGO TITLE INSURANCE COMPANY



203 N. LASALLE ST., SUITE 2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX:

#### 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, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated May 819, 2010 Signature: Evithgat
Subscribed and sworn to before me by the
said Corantor
this 25 day of Very
2010 "OFFICIAL SEAL"
GAIL MAHER  NC/TARY PUBLIC. STATE OF ILLINOIS  MY COMMISSION EXPIRES 12/22/2013
The grantor 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.
Dated Muy 25, 2010 Signature: Grantee of Agent
Subscribed and sworn to before me by the
said Crante
this 25 day of Men
2010
"OFFICIAL SEAL" GAIL MAHER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 12/22/2013

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.]