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TRUSTEE'S DEED



PREPARED BY AND MAIL TO:
 Steven L. Baerson
 Williams & Baerson, LLC
 One N. LaSalle St., Suite 1350
 Chicago, Illinois 60602

Doc#: 1125134006 **Fee:** \$44.25
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 09/08/2011 08:34 AM Pg: 1 of 4

SEND SUBSEQUENT TAX BILLS TO:
 Ms. Laura Kaufman
 1920 North Maud, Unit I
 Chicago, Illinois 60614

This indenture made this 26th day of August, 2011, between and CAROLYN S. KAUFMAN-BANCROFT, as Trustee under the terms and provisions of a certain Trust Agreement dated May 20, 1994, and known as the CAROLYN S. KAUFMAN-BANCROFT REVOCABLE TRUST ("Grantor"), and LAURA KAUFMAN, ("Grantee").

WITNESSETH, that said Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND QUITCLAIM all of her interests (which constitutes a fifty percent (50%) undivided interest as a tenant in common) unto said Grantee, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"

Permanent real estate index number: 14-32-401-052-1018

Property Address: 1920 North Maud, Unit I
 Chicago, Illinois 60614

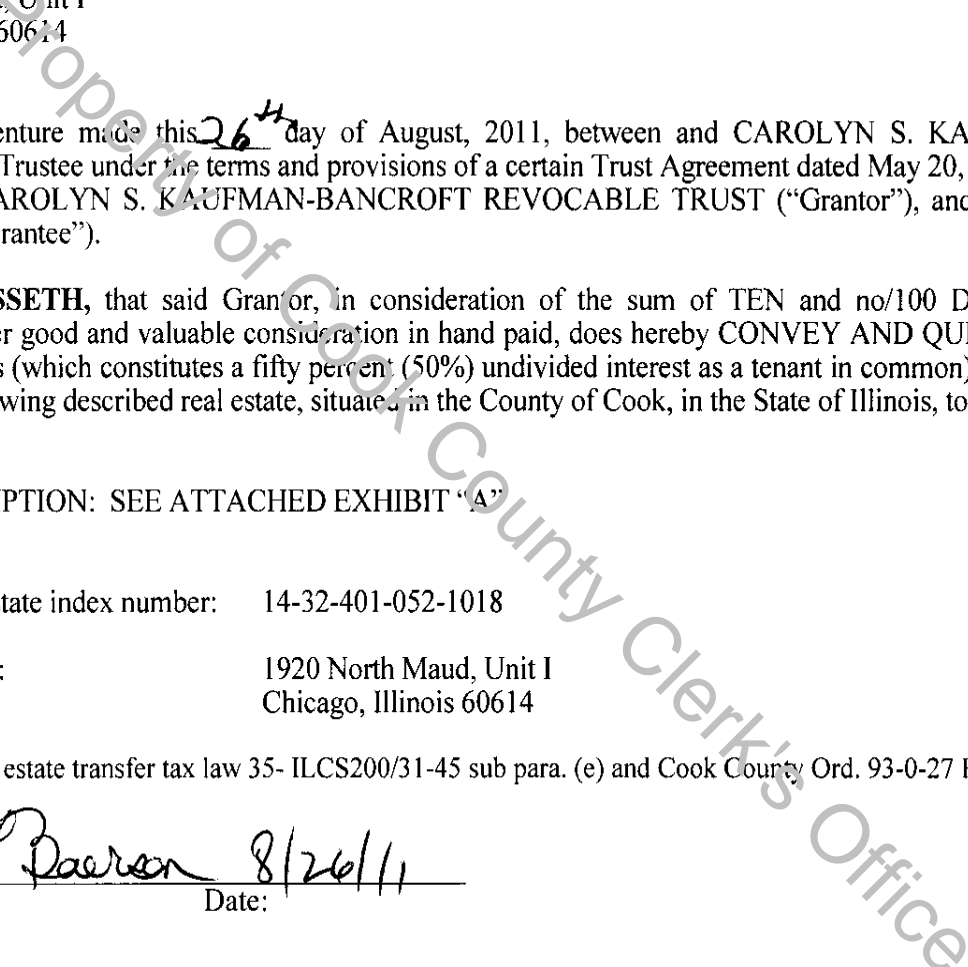
Exempt under real estate transfer tax law 35- ILCS200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para.(e).

Steven L. Baerson 8/26/11
 Agent Date:

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an

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interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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

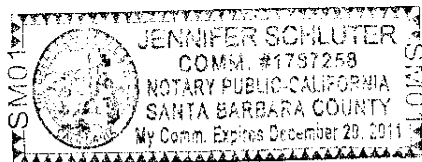
IN WITNESS WHEREOF, the Grantor has hereunto set his hand as of the 26th day of August, 2011.

Carolyn S. Kaufman-Bancroft
CAROLYN S. KAUFMAN-BANCROFT

STATE OF CALIFORNIA)
) SS.
COUNTY OF Santa Barbara

I, Jennifer Schluter, a Notary Public in and for Santa Barbara County, California, do hereby certify that Carolyn S. Kaufman-Bancroft, 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 official seal, as of the 26th day of August, 2011.



Jennifer Schluter
Notary Public

This instrument was prepared by Steven L. Baerson, One N. LaSalle St., Suite 1350, Chicago, Illinois 60602.

Please return this document after recording to:

Steven L. Baerson
Williams & Baerson, LLC
One N. LaSalle St., Suite 1350
Chicago, Illinois 60602

Send subsequent tax bills to:

Ms. Laura Kaufman
1920 North Maud, Unit 1
Chicago, Illinois 60614



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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 1920-I IN 1920 NORTH MAUD AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 45, 46 AND 47 (EXCEPT THE NORTHWESTERLY 18 FEET OF LOT 47) IN CHAS H. HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 93 TO 99 IN THE SUBDIVISION OF LOT 3 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO TOGETHER WITH NORTH PART OF LOT 2 IN SAID BLOCK 9 IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89611346, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent real estate index number: 1--32-401-052-1018

Property Address: 1920 North Maud, Unit I
Chicago, Illinois 60614

Property of Cook County Clerk's Office

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STATEMENT OF 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: August 26, 2011

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 26th day of August, 2011.



Notary Public: *Tracie W. McClinton*

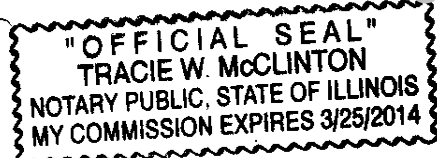
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 26, 2011

Signature: *Steven L. Baerson*
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 26th day of August, 2011.



Notary Public: *Tracie W. McClinton*

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.