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Trustee's Deed and Deed In Trust

Doc#: 1135310068 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2011 03:25 PM Pg: 1 of 5

THIS INDENTURE made this
30 day of November 2011,
between **Estelle Ransford
Brashears, successor trustee
of the Charles W. Brashears
Trust dated November 6,
1991**, of 711 Oak Street, Apt.
103, Winnetka, Illinois 60093,
party of the first part, and
**Estelle Ransford Brashears,
trustee of the Estelle
Ransford Brashears Trust
dated December 6, 2007**,
of 711 Oak Street, Apt. 103
Winnetka, Illinois 60093, party
of the second part,

(The above space for Recorder's use only)

WITNESSETH, That said party of the first part, in consideration of the sum of ten and no/100s Dollars, and other good and valuable considerations in hand paid does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LOT ONE (1) IN FAGAN AND REISS RESUBDIVISION OF A PORTION OF LOT 2 AND ALL OF LOT 3 AND LOT 4 (EXCEPT THE EAST 25 FEET THEREOF) IN PROUTY HOMESTEAD SUBDIVISION, IN FRACTIONAL NORTH HALF (1/2) OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1979 AS DOCUMENT NO. 3134638.

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME HEREOF; 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.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH C, SECTION 45
REAL ESTATE TRANSFER TAX ACT

Permanent Property Index No.: 05-21-109-019-1002
Address: 711 Oak Street, Apt. 103, Winnetka, Illinois 60093

J. Hanoll 11/20/11
Recorder of Deeds, Representative

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TO HAVE AND TO HOLD the said property unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part upon the trusts and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 property 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 trustees; 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, 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 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 property 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 trustees in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, 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 trustees, 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 trustees 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 instruments, (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

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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 trustees were 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, the 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 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, avails and proceeds thereof as aforesaid.

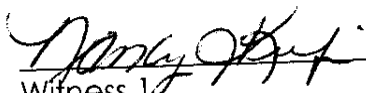
If the title to any to the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," or words of similar import, in accordance with the statute in such case made and provided.

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 (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has hereto set her hand and seal on the day and year first above written.

The said party of the first part does hereby expressly waive and release any right or benefit pursuant to any statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.


ESTELLE RANSFORD BRASHEARS,
 as trustee as aforesaid


 Witness 1


 Witness 2

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Florida
STATE OF ILLINOIS)

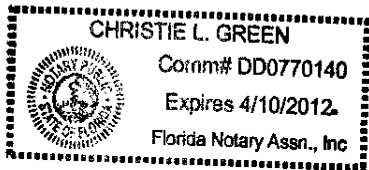
COUNTY OF *Indian River*) SS

I, *Christie Green*, a notary public in and for said County, in the state aforesaid, do hereby certify that **ESTELLE RANSFORD BRASHEARS**, 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 and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30 day of *November 2011*.

Christie L. Green

Notary Public



This instrument was prepared by: Timothy G. Carroll, Harrison Held Carroll & Wall, LLP, 333 West Wacker Drive, Suite 1700, Chicago, IL 60606.

Mail to:

Timothy G. Carroll
Harrison Held Carroll & Wall, LLP
333 West Wacker Drive, #1700
Chicago, IL 60606

Mail subsequent tax bills to:

Estelle Ransford Brashears, trustee
711 Oak Street,
Apt. 103
Winnetka, Illinois 60093

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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 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: 11-30, 2011

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to
before me this 30 day
of _____

[Handwritten Signature]
Notary Public



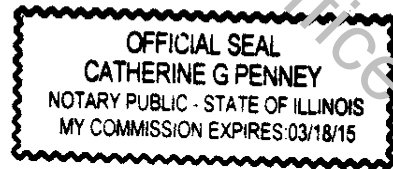
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 11-30, 2011

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to
before me this _____ day
of _____

[Handwritten Signature]
Notary Public



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.]