

# UNOFFICIAL COPY



## TRUSTEE'S DEED (Illinois)

Doc#: 1236357830 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2012 03:05 PM Pg: 1 of 5

Mail to: John R. Russell, Ltd.  
401 East 162<sup>nd</sup> Street  
Suite 203  
South Holland, IL 60473

Name & Address of Taxpayer:  
Julia Bird Jacobson, Trustee  
1325 N. Astor Unit 10  
Chicago, IL 60610

THE GRANTOR Nancy Bird Jacobson (now known as Nancy Bird Jacobson Bueche), not personally, but as Trustee of the Nancy Bird Jacobson Revocable Trust

pursuant to a trust agreement dated the 22<sup>nd</sup> day of March, 1974, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, 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 QUITCLAIM to Julia Bird Jacobson, whose address is 12 Wild Meadow Lane, Sherborn, MA 01770, Meredith V. Jacobson, whose address is 206 Helen Avenue, Mill Valley, CA 94941, and Stuart A. Jacobson, whose address is 500 Oak Avenue, San Anselmo, CA 94960, and their successor or successors, not personally, but as Co-Trustees of the Jacobson Descendant's Trust

the undivided forty percent (40%) interest of the Grantor in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION  
SEE EXHIBIT "B" ATTACHED HERETO FOR GRANTEE'S TRUST POWERS

Permanent Index Number: 17-03-107-020-1009

Property Address: 1325 N. Astor, Unit 10 Chicago, IL 60610

DATED this 14<sup>th</sup> day of December, 20 12

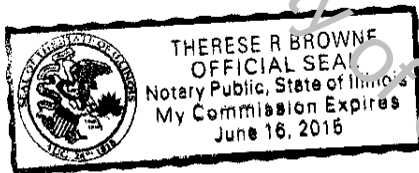
Nancy Bird Jacobson Bueche TT  
Nancy Bird Jacobson (now known as Nancy Bird Jacobson Bueche), not personally, but as Trustee of the Nancy Bird Jacobson Revocable Trust dated March 22, 1994.

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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 Nancy Bird Jacobson (now known as Nancy Bird Jacobson Bueche), not personally, but as Trustee of the Nancy Bird Jacobson Revocable Trust dated March 22, 1974, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 14 day of Dec, 2012



*Therese R. Browne*  
Notary Public

NAME AND ADDRESS OF PREPARER:  
John R. Russell, Ltd.  
401 East 162<sup>nd</sup> Street  
Suite 203  
South Holland, IL 60473

COOK COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E. SECTION 31-45, REAL ESTATE TRANSFER  
TAX LAW.

DATE: 12/14/2012

*[Signature]*

Grantor/Grantee/Agent

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## EXHIBIT "A"

STREET ADDRESS: 1325 N. ASTOR

UNIT 10

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-03-107-020-1009

### LEGAL DESCRIPTION:

UNIT NUMBER 10 IN THE - CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 8 AND 9, IN BLOCK 3, IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE WEST FRACTIONAL 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE EAST ON THE NORTH LINE OF SAID LOT 8, 70 FEET; THENCE SOUTH PERPENDICULAR TO THE NORTH LINE OF SAID LOT 8, 80 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 9, AFORESAID; THENCE WEST ON SAID SOUTH LINE TO THE WESTERLY LINE OF SAID LOT 9; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOTS 8 AND 9, TO THE POINT OF BEGINNING; AND ALSO OF ALL OF LOT 7, AND THAT PART OF LOT 6, LYING NORTH OF A STRAIGHT LINE, DRAWN WESTERLY FROM A POINT ON THE EAST LINE OF SAID LOT 6, 3.85 FEET, SOUTH OF THE NORTHEAST CORNER THEREOF, TO A POINT ON THE WEST LINE OF SAID LOT 6, 3.68 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6, IN BLOCK 3, IN H. O. STONE'S SUBDIVISION AFORESAID; AND ALSO OF ALL OF THAT PART OF LOTS 8 AND 9, LYING EAST OF A DUE NORTH AND SOUTH LINE, DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 8, 70 FEET, EAST OF THE NORTHWEST CORNER, TO THE SOUTH LINE OF SAID LOT 9; ALL IN BLOCK 3, IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A, TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY ASTOR-BANKS BUILDING CORPORATION, AS DEVELOPER AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22356919; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "B"

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 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 obligated 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 any 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.

**UNOFFICIAL COPY**  
EXEMPT AND ABI TRANSFER DECLARATION STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

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, and 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 December 27, 2012

Signature *[Handwritten Signature]*  
Grantor or Agent

Subscribed and Sworn to before  
me by the said Agent  
this 27<sup>th</sup> day of December, 2012

*[Handwritten Signature]*  
Notary Public



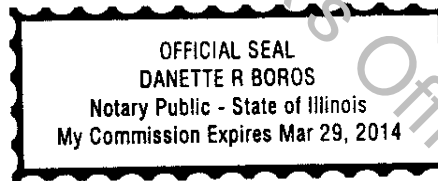
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 27, 2012

Signature *[Handwritten Signature]*  
Grantee or Agent

Subscribed and Sworn to before  
me by the said Agent  
this 27<sup>th</sup> day of December, 2012

*[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, exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)