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TRUSTEE'S DEED IN TRUST

Doc#: 1300456015 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2013 12:25 PM Pg: 1 of 4

(The space above for Recorder's use only.)

The Grantor, Betty Hillstrand, Trustee of the Waldemar Hillstrand and Betty Hillstrand Trust, dated June 8, 1988, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, quitclaim to:

Betty O'Grady Hillstrand, Trustee of the Betty O'Grady Hillstrand Living Trust Agreement dated June 1, 1992 (referred to as "Trustee" regardless of the actual number of trustees), and to all and every successor or successors in trust under the trust agreement, the Grantor's entire interest in the following described real estate in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Street address: 9671 Reding Circle, Des Plaines, Illinois 60016
Real estate index number: 09-09-401-096-0000

Property not located in the corporate limits of
the City of Des Plaines, Deed or Instrument
not subject to transfer tax.

S. Brown 1/3/13
City of Des Plaines

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed

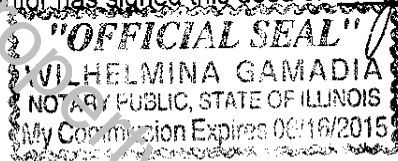
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and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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 from sale on execution or otherwise.

The grantor has signed this deed on January 3, 2013.



Betty Hillstrand
Betty Hillstrand, Trustee of the
Waldemar Hillstrand and Betty Hillstrand
Trust, dated June 8, 1988

STATE OF ILLINOIS) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify that, Betty Hillstrand, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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.

Dated: 3rd January, 2013

[Signature]
Notary Public

Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E

[Signature] Date: December 27, 2012
Eric G. Matlin, Attorney

Name and address of Grantee (and send future tax bills to):
Betty O'Grady Hillstrand
9671 Reding Circle
Des Plaines, IL 60016

This deed was prepared by (and mail recorded deed to):
Matlin & Associates, P.C.
500 Skokie Blvd. Suite 250
Northbrook, IL 60062

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property that is described in this deed.

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTIONS 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF LOT 1 AFORESAID 562.53 FEET NORTHWESTERLY OF THE MOST WESTERLY SOUTHWEST CORNER THEREOF; THENCE NORTH 86 41' 19" EAST AT RIGHT ANGLES THERETO 160.0 FEET; THENCE NORTH 77 07' 41" EAST 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35 14' 54" EAST 140.00 FEET; THENCE SOUTH 72 50' 08" EAST 203.36 FEET TO A POINT ON A LINE HAVING A BEARING OF SOUTH 55 44' 40" WEST AND DRAWN THROUGH A POINT ON THE WEST LINE OF LOT 1 AFORESAID 75.53 FEET NORTH OF THE MOST WESTERLY SOUTHWEST CORNER THEREOF; THENCE NORTH 55 44' 40" EAST ALONG THE LAST DESCRIBED LINE 221.24 FEET TO A LINE DRAWN NORTH 7 21' 35" EAST THROUGH A POINT ON THE SOUTH LINE OF LOT 1 AFORESAID 610.82 FEET EAST OF THE MOST WESTERLY SOUTHWEST CORNER THEREOF; THENCE NORTH 7 21' 35" EAST ALONG THE LAST DESCRIBED LINE 40.0 FEET; THENCE NORTH 66 21' 33" WEST 190.0 FEET; THENCE SOUTH 77 07' 41" WEST 296.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED NOVEMBER 4, 1966 AND RECORDED DECEMBER 6, 1966 AS DOCUMENT NUMBER 20016197 AS AMENDED BY INSTRUMENT RECORDED JANUARY 21, 1969 AS DOCUMENT 20734489 OVER AND UPON:

- A. THE NORTH 33 FEET OF LOT 1
- B. THE WEST 33 FEET OF LOT 1
- C. THAT PART OF LOT 1 DESCRIBED AS A STRIP OF LAND 30 FEET IN WIDTH AND 270 FEET IN LENGTH, THE CENTER LINE OF WHICH IS DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 1 AND 562.53 FEET NORTHERLY OF THE MOST WESTERLY SOUTH WEST CORNER OF SAID LOT 1; THENCE EASTERLY AT RIGHT ANGLE TO SAID WEST LINE OF LOT 1, A DISTANCE OF 270 FEET
- D. THE SOUTH 33 FEET OF THAT PART OF LOT 1 FALLING IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
- E. THAT PART OF LOT 1 DESCRIBED AS A STRIP OF LAND 30 FEET IN WIDTH AND 270 FEET IN LENGTH, THE CENTER LINE OF WHICH IS DESCRIBED AS COMMENCING AT A POINT ON THE MOST WESTERLY SOUTH LINE OF SAID LOT 1 AND 615.82 FEET EAST OF THE MOST WESTERLY SOUTH WEST CORNER OF SAID LOT 1; THENCE NORTHERLY ON A LINE FORMING AN ANGLE 84 DEGREES FROM EAST TO NORTH WITH SAID MOST WESTERLY SOUTH LINE OF LOT 1, A DISTANCE OF 270 FEET
- F. THE WEST 33 FEET OF THE SOUTH 312.95 FEET OF THAT PART OF LOT 1 FALLING IN THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
- G. THE EAST 33 FEET (EXCEPT THE SOUTH 417.64 FEET AS MEASURED ON EAST LINE THEREOF) OF THAT PART OF LOT 1 LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
- H. THE NORTH 33 FEET OF THAT PART OF LOT 1 LYING EAST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
- I. THE EAST 33 FEET OF THE NORTH 142.64 FEET OF THE SOUTH 417.64 FEET (AS MEASURED ON THE EAST LINE THEREOF) OF THAT PART OF LOT 1 LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALL BEING IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTIONS 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART FALLING IN PARCEL 1 AFORESAID) ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

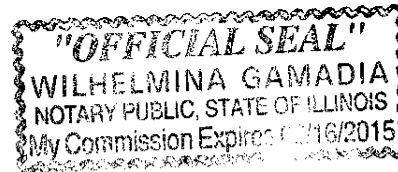
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 3rd January, ~~2012~~ ²⁰¹³ Signature: Betty Hillstrand
Grantor or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 3rd day of January, 2013

Notary Public [Signature]



The grantee or his/her 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 title to real estate under the laws of the State of Illinois.

Dated 3rd January, ~~2012~~ ²⁰¹³ Signature: Betty Grady Hillstrand
Grantee or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 3rd day of January, 2013

Notary Public [Signature]

