

Prepared by and Return to:
Sharon F. Banks, Attorney
3710 Commercial Avenue, #14
Northbrook, Illinois 60062

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Doc#: 1330954036 Fee: \$50.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2013 01:42 PM Pg: 1 of 6

TRUSTEE'S DEED
IN TRUST
(ILLINOIS)

THIS INDENTURE, made this
3 day of October,

2013, between PAUL R.

WAGNER and DAVID ALLEN

WAGNER, as Successor Trustees

of the HARRIETTE B. WAGNER

TRUST DATED APRIL 30, 2010,

grantors, and WILLIAM R. WAGNER, or his successor(s) in trust, as Trustee of the WILLIAM R. WAGNER TRUST DATED APRIL 30, 2010, grantee,

WITNESSETH, That grantors, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, receipt whereof are hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said Successor Trustees and of every other power and authority the grantors hereunto enabling, do hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

Parcel 1:

Lot 61 in Ancient Tree Unit Number 1, being a subdivision of parts of the North East 1/4 of the South West 1/4 and the South East 1/4 of the North West 1/4 of Section 8, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress appurtenant to and for the benefit of Parcel 1, as set forth on the Plat of Subdivision of Ancient Tree Unit Number 1, recorded May 17, 1973 as Document Number 22328735, and as created by Declaration of Easements, Covenants and Restrictions made between American National Bank and Trust Company, a National Banking Association, as Trustee under Trust Agreement dated August 23, 1973 and known as Trust Number 32211 and Ancient Tree, an Illinois Limited Partnership, dated May 1, 1974 and recorded May 21, 1974 as Document Number 22723117, and by Deed from American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated August 23,

THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

[Signature]
Signature

10/3/13
Date

S ✓
P 16-66
S ✓
M ✓
SC ✓
E ✓
INT ✓

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1973 and known as Trust Number 32211, to Sigmund Deutch and Marge Rose Deutch, his wife, dated August 18, 1976 and recorded October 15, 1976 as Document 23674556.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 04-08-311-055-0000

Address of Real Estate: 13 The Court of Hidden Bay, Northbrook, Illinois 60062

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 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 99 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 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

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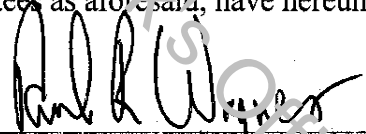
estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance 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.

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 of 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor, as successor trustees as aforesaid, have hereunto set their hands and seals the day and year first above written.

 (SEAL)

PAUL R. WAGNER
As Successor Trustee as aforesaid

 (SEAL)

DAVID ALLEN WAGNER
As Successor Trustee as aforesaid

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State of Illinois)
)
County of)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL R. WAGNER, as Successor Trustee of the HARRIETTE B. WAGNER TRUST DATED APRIL 30, 2010, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 3rd day of October, 2013.

Commission expires 8/15/2014 Lynne L. Saltzman
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

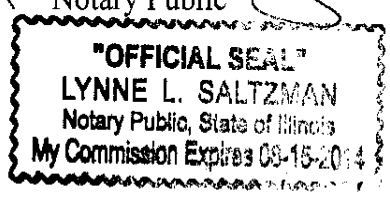
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State of)
)
County of)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID ALLEN WAGNER, as Successor Trustee of the HARRIETTE B. WAGNER TRUST DATED APRIL 30, 2010, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 3rd day of October, 2013.

Commission expires 8/15/2014 Lynne L. Saltzman
Notary Public



This instrument was prepared by: Sharon F. Banks, Attorney and Counselor, 3710 Commercial Avenue, Suite 14, Northbrook, Illinois 60062

MAIL TO:
Sharon F. Banks
Attorney and Counselor
3710 Commercial Avenue, #14
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
William R. Wagner
13 The Court of Hidden Bay
Northbrook, Illinois 60062

Notary Public's Office

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STATEMENT BY GRANTOR AND GRANTEE

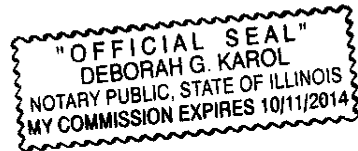
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated October 3, 2013

Signature *Sharon F. Banks*
~~Grantor~~ Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Sharon F. Banks THIS 3rd DAY OF October 2013

NOTARY PUBLIC *Deborah G. Karol*



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 October 3, 2013

Signature *Sharon F. Banks*
~~Grantor~~ Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Sharon F. Banks THIS 3rd DAY OF October 2013.

NOTARY PUBLIC *Deborah G. Karol*

Return to: Sharon F. Banks, Attorney
3710 Commercial Ave.
Suite 14
Northbrook, IL 60062



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.]