

# UNOFFICIAL COPY



Doc#: 1402756006 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/27/2014 08:04 AM Pg: 1 of 5

## TRUSTEE'S DEED

THIS INDENTURE WITNESSTH, that the grantor(s), Robert W. Knudsen, Jr., Successor Trustee of the Robert W. Knudsen Revocable Trust Dated September 15, 1993, as to an undivided 50% interest and Robert W. Knudsen, Jr., Successor Trustee of the Theresa M. Knudsen Revocable Trust Dated September 15, 1993, as to an undivided 50% interest, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to:

**Robert W. Knudsen, Jr., Successor Trustee of the Theresa M. Knudsen Revocable Trust Dated September 15, 1993**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached 'Exhibit A'

Permanent Tax ID No.: 10-20-106-037-0000  
Address of Real Estate: 6028 Carol, Morton Grove, Illinois 60053

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-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 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

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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 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 obliged to see to the application of any purchase money, rent, 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.

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.

And the said grantor(s) hereby expressly waive(s) and release 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.

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In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 18<sup>th</sup> day of December, 2013.

*Robert W. Knudsen, Jr.*

**Robert W. Knudsen, Jr.**  
Successor Trustee of the Robert W. Knudsen Revocable Trust Dated 9/15/1993

*Robert W. Knudsen, Jr.*

**Robert W. Knudsen, Jr.**  
Successor Trustee of the Theresa M. Knudsen Revocable Trust Dated 9/15/1993

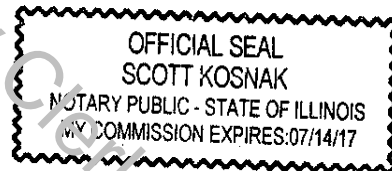
State of Illinois County of Cook

The undersigned as a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Robert W. Knudsen, Jr.**, 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 notarial seal, this 18<sup>th</sup> day of December, 2013.

*Scott Kosnak*

(Notary Public)



<p>Mail To Preparer:</p> <p>Heartland Law Firm 1545 Waukegan Road, Suite 2-9 Glenview, Illinois 60025</p>	<p>Send Future Tax Bills to:</p> <p>Robert W. Knudsen, Jr. 4643 N. Keating Chicago, Illinois 60630</p>
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Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

12/18/13 *[Signature]*  
Date Representative

EXEMPT-PURSUANT TO SECTION 1-11-5  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 08326 DATE 1-8-14

ADDRESS 6028 Carol  
(VOID IF DIFFERENT FROM DEED)

BY BKN

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## Exhibit A

THE WEST 50 FEET OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 153.4 FEET OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SAID SECTION 20, 40 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR A DISTANCE OF 293.8 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4, OF SAID SECTION 20 FOR A DIANCE OF 70 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 153.4 FEET; THENCE WEST PARALLEL WITH HE NORTH LINE OF SAID NORTHWEST 1/4 FOR A FOR A DISTANCE OF 20 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 130.4 FEET, THENCE EAST ALONG A LINE 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING

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## STATEMENT BY GRANTOR AND GRANTEE

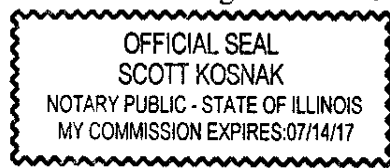
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 18, 2013

Signature: \_\_\_\_\_

*Robert Krolser*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 18<sup>TH</sup> DAY OF DECEMBER 2013



NOTARY PUBLIC \_\_\_\_\_

*Scott Kosnak*

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: December 18, 2013

Signature: \_\_\_\_\_

*Robert Krolser*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 18<sup>TH</sup> DAY OF DECEMBER 2013



NOTARY PUBLIC \_\_\_\_\_

*Scott Kosnak*

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.