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TRUST TO TRUST CONVEYANCE TRUSTEE'S DEED - DEED IN TRUST



Doc#: 1415634037 Fee: \$44.25
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2014 10:00 AM Pg: 1 of 3

THIS INDENTURE made this 2nd day of June, 2014, between **JAMES C. WORKMAN and ILSE M. WORKMAN, HIS WIFE**, as Co-Trustees under the provisions of a Deed in Trust duly recorded in pursuance of a certain Trust Agreement dated the 25th day of October, 1996, and known as the **WORKMAN TRUST AGREEMENT**, party of the first part, Grantor, and **JAMES CLARK WORKMAN and ILSE MARLENE WORKMAN, HIS WIFE**, as Co-Trustees under the provisions of a certain Trust Agreement dated the 2nd day of June, 2014 and known as the **WORKMAN FAMILY TRUST NUMBER 14E029**, party of the second part, Grantee.

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/100 (\$10.00) Dollars and other good and valuable considerations in hand paid does hereby convey and quit-claim unto said party(ies) of the second part, the following described real estate situated in Cook County, Illinois, to wit:

LOT 2 IN LANCASTER COURT, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1979 AS DOCUMENT 24848318 IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-21-400-038-0000

together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD THE same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said parties of the first part have caused their signatures to be hereto affixed, and have caused their names to be signed to these presents, the day and year first above written.

JAMES C. WORKMAN, as Co-Trustee as aforesaid

ILSE M. WORKMAN, as Co-Trustee as aforesaid

SUBJECT TO: Covenants, conditions and restrictions of record; and General taxes for the year 2013 and subsequent years.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

INTENT
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FILED
JUN 5 2014
COOK COUNTY CLERK'S OFFICE

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

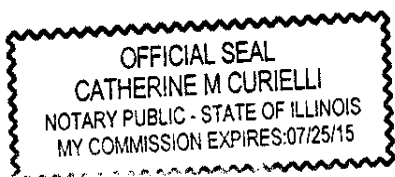
This conveyance is made upon the express understanding and condition that neither the Trustee, individually or as Trustee, nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything she or her agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 and interest in the earnings avails and proceeds arising from the sale or any 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 and interest in the earnings avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

COUNTY OF COOK
OF ILLINOIS

SS I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO STATE
HEREBY CERTIFY THAT **JAMES C. WORKMAN and ILSE M. WORKMAN, HIS WIFE**, as
Co-Trustees under the provisions of a Deed in Trust duly recorded in pursuance of a certain Trust Agreement dated the 25th
day of October, 1996, and known as the **WORKMAN TRUST AGREEMENT**, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and
voluntary act, as Trustees for the uses and purposes, therein set forth.

Given under my hand and Notarial Seal this 2nd day of June, 2014.



Catherine M. Curielli
Notary Public

DELIVERY

JOHN PETER CURIELLI
126 South Northwest Highway
Barrington, Illinois 60010-4608

306 Dale Avenue
Prospect Heights, Illinois 60070

ADDRESS OF PROPERTY

306 Dale Avenue
Prospect Heights, Illinois 60070

TAX MAILING ADDRESS

THIS INSTRUMENT WAS PREPARED BY:

Law Offices of John Peter Curielli, P.C.
126 South Northwest Highway
Barrington, Illinois 60010-4608

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.

Dated: June 2, 2014.

James C. Workman Ilse M. Workman
James C. Workman and Ilse M. Workman, Owners

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STATEMENT BY GRANTOR AND GRANTEE

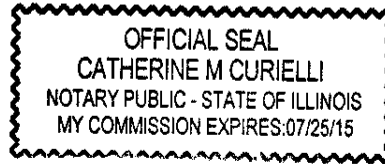
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 2, 2014.

Signature: *James Clark Workman*
James Clark Workman, Grantor

Subscribed and sworn to before me by the said James Clark Workman this 2nd day of June, 2014.

Notary Public *Catherine M Curielli*



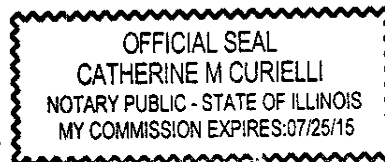
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 2, 2014.

Signature: *Ilse Marlene Workman*
Ilse Marlene Workman, Grantor

Subscribed and sworn to before me by the said Ilse Marlene Workman this 2nd day of June, 2014.

Notary Public *Catherine M Curielli*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)