

UNOFFICIAL COPY

1/2 2014030287
Acquest Title Services

TRUSTEE'S DEED IN TRUST

THIS INDENTURE, made this 7th day of July, 2014, between Joan Russler O'Neill, as Trustee of the Joan Russler O'Neill Trust dated July 30, 2001, party of the first part, and Chicago Title Land Trust Company, as Trustee under Trust Agreement dated May 9, 2014 and known as Trust Number 8002364708 of the City of Chicago, Illinois, party of the second part,

* 10 South LaSalle St.
Chicago IL 60603

WITNESSETH, that party of the first part, in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and in pursuance of the

power and authority vested in the grantor as said Trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the party of the second part, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 14 (EXCEPT THE WEST 25 FEET) AND ALL OF LOT 15 IN BLOCK 5 IN DINGEE'S ADDITION TO WILMETTE RESERVATION IN SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 05-27-417-012 and 05-27-417-013

Commonly known as: 706 Forest Avenue, Wilmette, Illinois. 60091

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.

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: general real estate taxes not due and payable; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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 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



Doc#: 1419822084 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 03:17 PM Pg: 1 of 4

UNOFFICIAL COPY

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 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 thereafter.

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 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee were 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 Recorder of Deeds 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.

UNOFFICIAL COPY

And the said grantors 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.

[Signature Page Follows]

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 13584 **JUL 11 2014**
 Issue Date _____

Village of Wilmette \$25.00
 Real Estate Transfer Tax
 25 - 2795 **JUL 11 2014**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 13587 **JUL 11 2014**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 13585 **JUL 11 2014**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 13586 **JUL 11 2014**
 Issue Date _____

Village of Wilmette \$1,000.00
 Real Estate Transfer Tax
 1000 - 13588 **JUL 11 2014**
 Issue Date _____

REAL ESTATE TRANSFER TAX 17-Jul-2014



COUNTY: 837.50
 ILLINOIS: 1,675.00
 TOTAL: 2,512.50

05-27-417-012-0000 | 20140701611365 | 1-982-513-280

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed the day and year first above written.

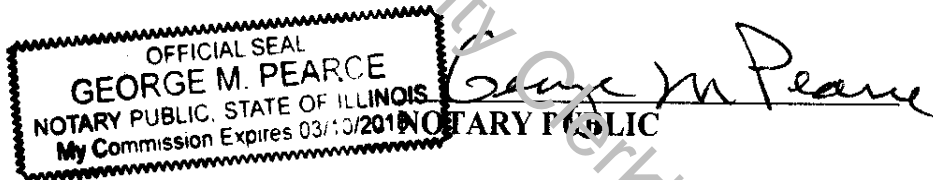
Joan Russler O'Neill, as Trustee of the Joan Russler O'Neill Trust dated July 30, 2001

By: *Joan Russler O'Neill*
Joan Russler O'Neill, as Trustee

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 Joan Russler O'Neill, as Trustee is 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 7 day of July, 2014.



This Instrument was prepared by: George M. Pearce
Holland & Knight LLP
131 S. Dearborn Street, Ste. 3100
Chicago, IL 60603

Mail to: Law Office of Amy Muran Felton
332 Linden Avenue
Oak Park, Illinois 60302

Send Tax Bill to: Chicago Title Land Trust Company, as Trustee
under Trust Agreement dated May 9, 2014 and
known as Trust Number 8002364708
~~10 South LaSalle Street~~
Chicago, Illinois 60603
706 Forest Avenue
Wilmette IL 60091