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DEED IN TRUST (ILLINOIS)

Doc#: 1421833011 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/06/2014 10:18 AM Pg: 1 of 4

THE GRANTOR, Lorna Lynch Demorest,
An unmarried woman, of the County of Cook and
State of Illinois for and in consideration of Ten
And No Dollars, and other good and
Valuable considerations in hand paid,
Conveys and Warrants unto

**Terriann S. Vyborny, as trustee of the Vyborny Family Trust dated January 8, 2014, as
Grantee.**

And unto all and every successor or successors in trust under said trust agreement, the following
described real estate in the County of Cook and State of Illinois, to wit.

See Legal Description Attached as Exhibit "A".

Commonly known as: 411 Lathrop Avenue, Unit 3W, River Forest, Illinois 60305
Permanent Tax No.: 015-12-219-043-1004 (Volume number 182)

To Have and to Hold, the said premises with the appurtenances upon the trusts and for
the uses and purposed 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 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 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 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
option 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; 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 party 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.

01146-24653
1/1 ISC

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 7/8/14 Amt Paid \$624.00

S Y
P Y
S N
SC Y
INT ID

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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 obligated 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 in to 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 limitation 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, 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 person 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 or Titles if 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 limitation,' or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives 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 .

IN WITNESS WHEREOF, the Grantor, aforesaid Trust have set hand and seal the 8th Day of July, 2014.


Lorna Lynch Demorest

REAL ESTATE TRANSFER TAX

17-Jul-2014



COUNTY:	312.00
ILLINOIS:	624.00
TOTAL:	936.00

15-12-219-043-1004 | 20140701613388 | 1-627-181-184

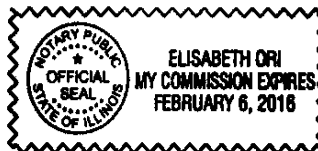
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State of Illinois)
)SS.
County of Cook)

I, the undersigned, a Notary Public and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Lorna Lynch Demorest (as a married woman) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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.

Given under my hand and official seal, this 8th day of July, 2014.

Commission expires 2/6/16
Notary Public



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: UNIT 411-3W IN THE WINDSOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 16, 17, 18, 19 AND 20 IN P.L. MURPHY'S SUBDIVISION IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P3 AND P4 AND STORAGE LOCKER 1B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED.

Commonly known as: 411 Lathrop, Condo 3W, River Forest, Illinois 60305

THIS INSTRUMENT PREPARED BY:

Elisabeth A. Ori, 155 N. Michigan Avenue, Suite 400, Chicago, Illinois 60601

MAIL TO:

Terriann S. Vyborny
as Trustee
411 Lathrop, 3W
River Forest, IL
60305

SEND SUBSEQUENT TAX BILLS

TO:

Terriann S. Vyborny
as Trustee
411 Lathrop, 3W
River Forest, IL
60305