

# UNOFFICIAL COPY

## DEED IN TRUST

81 Illinois



Doc#: 1424501000 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/02/2014 09:20 AM Pg: 1 of 2

MAIL TO:

146AR32072  
Tom H...  
PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO. CICERO AVE.  
OAK FOREST, IL 60452  
26 BLA...  
H... IL 60521

MGR

NAME AND ADDRESS OF TAXPAYER:  
David Yesko & Margaret R. Yesko  
4533 Franklin Avenue  
Western Springs, IL 60558

RECORDER'S STAMP

THE GRANTORS, STEVEN J. BALDWIN and LYNDA S. BALDWIN, husband and wife, 4533 Franklin Avenue, Western Springs, Illinois 60558, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT unto DAVID YESKO and MARGARET R. YESKO, as Trustees of the Yesko Living Trust dated October 31, 2013, and unto all and every successor or successors in trust under said trust agreement, 4028 Harvey Avenue, Western Springs, Illinois 60558, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
*\* AND ANY AMENDMENTS THERE TO, THE BENEFICIAL INTEREST OF SAID TRUST BEING HELD BY DAVID YESKO AND MARGARET R. YESKO, \*\**  
LOT 25 IN KNIGHT AND WILSON'S RESUBDIVISION OF BLOCK 11 IN RIDGE ACRES SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
*\* HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY*

Permanent Index Number: 18-05-313-005-0000  
Property Address: 4533 Franklin Avenue, Western Springs, IL 60558

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 the present or in the future, 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.

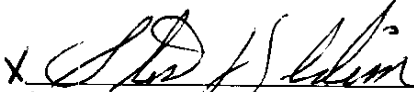
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced 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 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.

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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(s) 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.

DATED: August 20, 2014

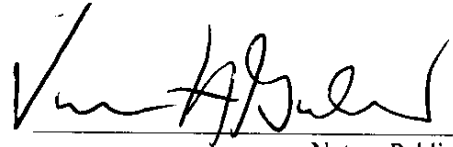
x   
\_\_\_\_\_  
STEVEN J. BALDWIN

x   
\_\_\_\_\_  
LYNDA S. BALDWIN

STATE OF ILLINOIS            )  
County of Cook                )

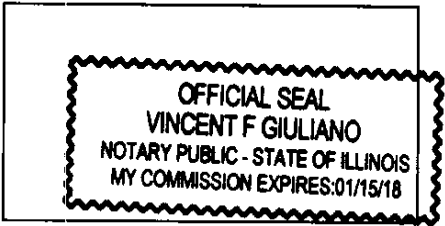
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that STEVEN J. BALDWIN and LYNDA S. BALDWIN, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 20<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_  
Notary Public

REAL ESTATE TRANSFER TAX		29-Aug-2014
COUNTY:		455.00
ILLINOIS:		910.00
TOTAL:		1,365.00

18-05-313-005-0000 | 20140801622478 | 1-868-104-832



NAME AND ADDRESS OF PREPARER:  
Vincent F. Giuliano  
Attorney At Law  
7222 West Cermak Road, Suite 701  
North Riverside, IL 60546