

UNOFFICIAL COPY

DEED IN TRUST

ILLINOIS



Doc#: 1426810088 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2014 02:24 PM Pg: 1 of 3

Fidelity - 51016060

Above Space for Recorder's Use Only

THE GRANTOR Conrad S. Kristmann, as Trustee of the Dorothy Kristmann Declaration of Trust dated June 3, 1993, of the City of Park Ridge, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto William F. Golding of 800 Fair Hope Ave., Glenview, Illinois 60025 as Trustee of the William F. Golding Amended and Restated Trust Agreement dated July 17, 1992 and known as (hereinafter referred to as 'said trustee,' regardless of the number of trustees,) 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 rider attached as page 3 hereto).*

SUBJECT TO: General taxes for and subsequent years, covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 09-34-101-021-1070

Address of Real Estate:

2460 N. Talcott Road, Unit 318, Park Ridge, Illinois 60068

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, street, 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 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 99 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.

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Handwritten: S/P/S/SC/INT
Stamp: BOX 15
Handwritten: Y/3/N/Y/D

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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 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning 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 earning, 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is August 27, 2014.

Conrad S. Kristmann as trustee
 Conrad S. Kristmann, as trustee aforesaid

STATE OF IL)
)
 COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Conrad S. Kristmann personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. *as trustee*

"OFFICIAL SEAL"
 Julie A Baker
 Notary Public, State of Illinois
 My Commission Expires 10/8/2014
 (Impress Seal Here)

Given under my hand and official seal 08/27/2014.

Julie A Baker

Notary Public

© REAL ESTATE TRANSFER TAX 28-Aug-2014



COUNTY:	74.25
ILLINOIS:	148.50
TOTAL:	222.75

09-34-101-021-1070 | 20140801624602 | 0-384-194-688



CITY OF PARK RIDGE
 REAL ESTATE
 TRANSFER STAMP

NO. 34850

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

2460 N. Talcott Road, Unit 318
Park Ridge, Illinois 60068

Legal Description:

UNIT NUMBER 318 IN TATTERSALL SQUARE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 20369822, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<p>This instrument was prepared by</p> <p>KRCP Law LLC Keith Pozulp 1043 W. Monroe, Unit 3 Chicago, IL 60607</p>	<p>Send subsequent tax bills to:</p> <p>William F. Golding 800 Fair Hope Ave. Glenview, IL 60025</p>	<p>Recorder-mail recorded document to:</p> <p>William F. Golding 800 Fair Hope Ave. Glenview, IL 60025</p> <p>TUTTLE, VEDRAL & COLLINS, P.C. 733 LEE STREET, SUITE 210 DES PLAINES, ILLINOIS 60016</p> <p>ATTN: BGC 4518-X</p>
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