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ADMINISTRATOR'S DEED

Doc#: 1516335077 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/12/2015 02:33 PM Pg: 1 of 3

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

01146-1740? ... 1st 2ms

The Grantor, David A. Epstein, Cook County Public Administrator, as Administrator of the Estate of Jeanette Zadruzny aka Jeanette Bailey, deceased, by virtue of letters of administration issued to him by the Circuit Court of Cook County, State of Illinois, in Probate Case No. 00P005470, under and by authority of an Order entered by said Court on March 12, 2015 upon said Administrator's petition to said Court for leave to sell the real estate or interest therein which is hereinafter described, in pursuance of every other power and authority him enabling, and in consideration of the sum of Seventy Thousand and 00/100 Dollars (\$70,000.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby alien, remise, release and convey unto: CHICAGO TITLE LAND TRUST COMPANY, a Corporation of Illinois, whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated March 23, 2015 and known as Trust Number 8002366622, all of the interest of the Decedent in and to the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
Subject only to: SEE ATTACHED

PIN: 16-29-227-018-0000 Property Address: 2504 S. 57th Ct., Cicero, Illinois 60804

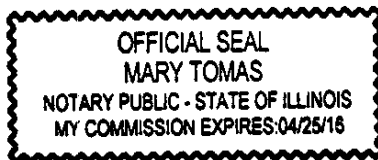
TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. THE TERMS AND CONDITIONS APPEARING ON PAGE 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

Dated this 4 day of June, 2015. By: [Signature]
David A. Epstein, Cook County Public Administrator, as Administrator of the Estate of Jeanette Zadruzny aka Jeanette Bailey, deceased

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David A. Epstein, Cook County Public Administrator, as Administrator of the Estate of Jeanette Zadruzny aka Jeanette Bailey, deceased, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such Administrator for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of June, 2015.

[Signature]
Notary Public



Y
3
N
[Signature]



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LEGAL DESCRIPTION:

Lot 3 in Walleck's Sub of Block 16 in Sub of W 1/2 of WE 1/4 and W 1/2 of SE 1/4 of said NE 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject only to the following if any: (a) General real estate taxes for 2014 and subsequent years; (b) Special Assessments confirmed after March 17, 2015; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; and (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Index Number: 16-29-227-018-0000
Commonly Known As: 2504 S. 57th Ct., Cicero IL 60804


REAL ESTATE TRANSFER TAX		09-Jun-2015
		COUNTY: 35.00
		ILLINOIS: 70.00
		TOTAL: 105.00
16-29-227-018-0000 20150601692793 1-638-595-968		

This instrument was prepared by Gael Morris, 2835 N. Sheffield Ave., Suite 232, Chicago, Illinois 60657

Mail recorded deed to: Chicago Title Land Trust Co.
10 S. Lasalle Street, Suite 2750
Chicago, IL 60603

Mail subsequent tax bills to:

Steve Pau
6308 Ceena
Berwyn IL 60402

T O W N S H I P T A X	Town of Cicero	Address: 2504 S 57TH COURT Date: 06/03/2015 Stamp #: 2015-1096 By: mgarcia	Real Estate Transfer Tax \$700.00 Payment Type: Cash Compliance #: 2015-NT60095V
			

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TERMS AND CONDITIONS

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, 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 consideration, to convey said real estate 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 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 present or in 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 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 application 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, mortgage, lease or other instrument executed by said Trustee or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their 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 amendments 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 an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.