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15201460070

TRUSTEE'S DEED IN TRUST (ILLINOIS)

Doc#: 1520146007 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2015 10:01 AM Pg: 1 of 3

Above space for Recorder's Office Only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, LINDA L. FITZGERALD as Trustee under the terms and provisions of a certain Trust Agreement dated April 11, 2005 and designated as THE BENASH FAMILY LIVING REVOCABLE TRUST for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to LINDA L. FITZGERALD, CURTIS M. FITZGERALD and EDWARD J. FITZGERALD, JR. as Co-Trustees under the terms and provisions of a certain Trust Agreement dated July 16, 2015 and designated as THE LEE LAND TRUST and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOTS 1 AND 2 IN MOKRZYCKI'S RESUBDIVISION OF LOT 12 IN BLOCK 2 IN ARTHURD T. MCINTOSH AND COMPANY'S BREMEN FARMS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 14019-14025 S. Cicero Avenue, Crestwood, Illinois 60445
P.I.N.: 28-03-301-041-0000 AND 28-03-301-042-0000

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

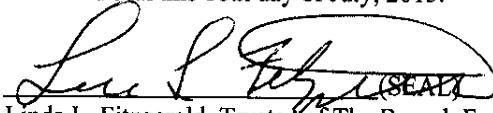
4. In the event of the inability, refusal of the Trustee herein named, to act, the named successor trustee pursuant to the terms of the trust agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

Grantor is the duly acting Trustee of the Benash Family Living Revocable Trust dated April 11, 2005, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 16th day of July, 2015.



Linda L. Fitzgerald, Trustee of The Benash Family Living Revocable Trust dated April 11, 2005

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that LINDA L. FITZGERALD 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, 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 official seal, this 16th day of July, 2015

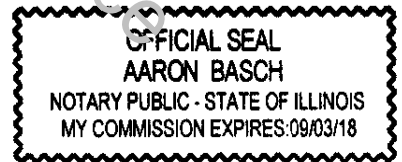
Commission expires: September 3, 2018


NOTARY PUBLIC

This instrument was prepared by:
Ladewig & Ladewig, P.C.
Aaron D. Basch
5600 West 127th Street
Crestwood, Illinois 60445

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Act.

7/16/15
Date Buyer, Seller or Representative



MAIL TO:
Aaron D. Basch
5600 W. 127th Street
Crestwood, IL 60445

SEND SUBSEQUENT TAX BILLS TO:
LINDA L. FITZGERALD
14019-14025 S. Cicero Avenue,
Crestwood, Illinois 60445

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7/16, 2014 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me this 16 day of July
2014.



NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 7/16, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me this 16 day of July
2014.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)