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CT

1 of 1 ADZ
15W4A102660NA

**ADMINISTRATOR'S DEED
IN TRUST**
STATE OF ILLINOIS

Doc#: 1520233036 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2015 09:52 AM Pg: 1 of 5

Above Space for Recorder's Use Only

WHEREAS, MARGARET J. JANSSON DEPARTED THIS LIFE ON THE SEPTEMBER 7, 2014 LEAVING A LAST WILL AND TESTAMENT. LETTERS OF OFFICE WERE ISSUED DECEMBER 1, 2014, APPOINTING THOMAS C. JANSSON AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF MARGARET J. JANSSON.

THE GRANTOR, THOMAS C. JANSSON, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF **MARGARET J. JANSSON**, DECEASED, OF THE CITY OF WILMETTE, COUNTY OF COOK, STATE OF ILLINOIS, BY VIRTUE OF THE POWER AND AUTHORITY GIVEN IN AND BY LETTERS OF ADMINISTRATION, AND OF EACH AND EVERY OTHER POWER AND AUTHORITY TO THEM HEREUNTO ENABLING AND FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS TO

THE ROBIN FOLEY KELLY FAMILY 2012 TRUST DATED NOVEMBER 23, 2012,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 507 THIRD STREET, WILMETTE, IL 60091
PERMANENT INDEX NUMBER(s): 05-35-111-093-0000; 05-35-111-099-0000

TOGETHER, WITH ALL AND SINGULAR, THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANY WISE APPERTAINING, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHATSOEVER, AT LAW OR IN EQUITY, WHICH THE SAID MARGARET J. JANSSON, TESTATOR, HAD AT THE TIME OF HIS DEATH OR WHICH THE SAID PARTY OF THE FIRST PART NOW HAS IN AND TO THE SAID PREMISES, TO HAVE AND TO HOLD THE SAME UNTO THE ROBIN FOLEY KELLY FAMILY 2012 TRUST DATED NOVEMBER 23, 2012, HEIRS AND ASSIGNS FOREVER, AS FULLY AND EFFECTUALLY TO ALL INTENTS AND PURPOSES IN LAW AS HE, MARGARET J. JANSSON, MIGHT, COULD OR OUGHT TO SELL AND CONVEY THE SAME, BY VIRTUE OF THE SAID LAST WILL AND TESTAMENT ABOVE REFERRED TO.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF THE YEAR 2014 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

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BOX 333-CT TJ

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LEGAL DESCRIPTION (continued)

OCTOBER 25, 1982 AND RECORDED AND FILED JANUARY 31, 1983 AS DOCUMENT 26489738 AND LR 3292280.

Village of Wilmette \$400.00
 Real Estate Transfer Tax
 400 - 3096 JUN 12 2015
 Issue Date _____

Village of Wilmette \$400.00
 Real Estate Transfer Tax
 400 - 3097 JUN 12 2015
 Issue Date _____

Village of Wilmette \$4.00
 Real Estate Transfer Tax
 four - 650 JUN 12 2015
 Issue Date _____

REAL ESTATE TRANSFER TAX		14-Jul-2015
	COUNTY:	133.75
	ILLINOIS:	267.50
	TOTAL:	401.25

05-35-111-093-0000 | 20150601695967 | 2-037-091-200

Property of Cook County Clerk's Office

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TO HAVE AND TO HOLD THE SAID PREMISES WITH THE APPURTENANCES THEREUNTO UPON THE TRUSTS AND FOR THE USES AND PURPOSES HEREIN AND IN SUCH TRUST AGREEMENT SET FORTH.

FULL POWER AND AUTHORITY IS HEREBY GRANTED TO SAID TRUSTEE TO IMPROVE, MANAGE, PROTECT AND SUBDIVIDE SAID PREMISES OR ANY PART THEREOF, TO DEDICATE PARKS, STREETS, HIGHWAYS OR ALLEYS AND 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 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 PROPERTY, OR ANY PART THEREOF, FOR OTHER REAL OR PERSONAL PROPERTY, TO GRANT EASEMENTS OR CHANCES 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.

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.

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IF THE TITLE TO ANY OF THE ABOVE LAND IS NOW OR HEREAFTER REGISTERED, THE REGISTRAR OF TITLES IS 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 LIMITATIONS," OR WORDS OF SIMILAR IMPORT, IN ACCORDANCE WITH THE STATUTE IN SUCH CASE MADE AND PROVIDED.

THE DATE OF THIS DEED OF CONVEYANCE IS: 06.15.15

ESTATE OF MARGARET J. JANSSON

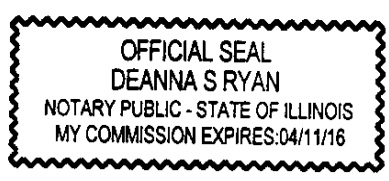
Thomas C. Jansson, exec. (SEAL)
THOMAS C. JANSSON, INDEPENDENT ADMINISTRATOR

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **THOMAS C. JANSSON**, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF **MARGARET J. JANSSON**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 15 DAY OF JUNE, 2015.

MY COMMISSION EXPIRES: 04.11.16 *[Signature]*
NOTARY PUBLIC



This Instrument was Prepared By: Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Send Subsequent Tax Bills to: DANIEL A. KELLY The Robin Foley Kelly Family 2012 Trust 507 Third Street Wilmette, IL 60091	After Recording Mail To: BRIAN KELLY Linda P. Valenti 150 COLUMBUS AVE. 2822 Central Street #5F NEW YORK, NY Evanston, IL 60201 10023
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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 15WSA102660NA

For APN/Parcel ID(s): 05-35-111-093-0000 and 05-35-111-099-0000

PARCEL 1: THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 24, 25 AND 26 IN BLOCK 14 IN LAKE SHORE ADDITION TO WILMETTE, BEING A SUBDIVISION OF THE SOUTHEASTERLY 160.00 ACRES OF THE NORTH SECTION OF QUILMETTE RESERVATION RECORDED JULY 19, 1951 AS DOCUMENT NO. 15126801 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST ON AN ASSUMED BEARING ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 94.01 FEET TO THE CENTERLINE OF A PARTY WALL EXTENDED EASTERLY; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF A PARTY WALL EXTENDED, A DISTANCE OF 20.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 58.15 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, DISTANCE 19.00 FEET TO THE CENTERLINE OF A PARTY WALL EXTENDED WESTERLY; THENCE NORTH 89 DEGREES 21 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF A PARTY WALL EXTENDED, A DISTANCE OF 58.15 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOTS 24, 25 AND 26 IN BLOCK 14 IN LAKE SHORE ADDITION TO WILMETTE, BEING A SUBDIVISION OF THE SOUTHEASTERLY 160.0 ACRES OF THE NORTH SECTION OF QUILMETTE RESERVATION RECORDED JULY 19, 1951 AS DOCUMENT 15126801 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 152.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 00 DEGREES 38 MINUTES 58 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 76.80 FEET TO A POINT ON THE CENTERLINE OF A PARTY WALL EXTENDED WESTERLY; THENCE NORTH 89 DEGREES 19 MINUTES 34 SECONDS EAST ALONG THE CENTERLINE OF A PARTY WALL EXTENDED A DISTANCE OF 2.97 FEET TO THE WEST FACE OF A BRICK GARAGE WALL FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 19 MINUTES 34 SECONDS EAST ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 23.70 FEET TO THE EAST FACE OF A BRICK GARAGE WALL, THENCE SOUTH 00 DEGREES 40 MINUTES 26 SECONDS EAST ALONG THE EAST FACE OF A BRICK GARAGE WALL, A DISTANCE OF 10.04 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 19 MINUTES 34 SECONDS WEST ALONG THE CENTERLINE OF A PARTY WALL, A DISTANCE OF 23.70 FEET TO THE WEST FACE OF A BRICK GARAGE WALL; THENCE NORTH 00 DEGREES 40 MINUTES 26 SECONDS WEST ALONG THE WEST FACE OF A BRICK GARAGE WALL, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LINDEN VILLAGE DATED