

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 1525929003 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2015 10:45 AM Pg: 1 of 4

THE GRANTOR, SUZANNE ELLINGTON, not individually, but as Trustee of THE SUZANNE ELLINGTON TRUST, dated March 2, 2005, 334 S. Edgewood Avenue, LaGrange, IL 60525, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEYS AND WARRANTS to MICHAEL GRANT ELLINGTON, not individually, but as Trustee of THE MICHAEL GRANT ELLINGTON TRUST, dated March 2, 2005, of which

MICHAEL GRANT ELLINGTON is the primary beneficiary, and to SUZANNE ELLINGTON, not individually, but as Trustee of THE SUZANNE ELLINGTON TRUST, dated March 2, 2005, of which SUZANNE ELLINGTON is the primary beneficiary, such that the beneficial interest of MICHAEL GRANT ELLINGTON and SUZANNE ELLINGTON, husband and wife, in this homestead property under each said trust is held as tenants by the entirety, and unto all and every successor or successors in trust under said trust agreements, 100% of the Grantor's interest in the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 279 IN ELMORE'S LEITCHWORTH, BEING A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1923 AS DOCUMENT 7951896, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 18-05-418-021

Commonly known as: 334 S. Edgewood Avenue, LaGrange, IL 60525

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 and set forth herein.

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, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases

*[Handwritten signature]*


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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 thereof, 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 the 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 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.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has hereunto set her hand this 17 day of April, 2015.

  
 SUZANNE ELLINGTON, not individually,  
 but as Trustee of THE SUZANNE  
 ELLINGTON TRUST dated March 2, 2005

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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 SUZANNE ELLINGTON, 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 her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of April, 2015.

Bernadine J. Lelko  
Notary Public



Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

April 17, 2015  
Dated  
[Signature]  
Signature

This instrument was prepared by:

Susan M. Rentschler  
Law Office of Susan M. Rentschler  
203 N. LaSalle Street, Suite 2100  
Chicago, Illinois 60601

**Record and Mail to:**

Susan M. Rentschler  
Law Office of Susan M. Rentschler  
203 N. LaSalle Street, Suite 2100  
Chicago, Illinois 60601

**Send Subsequent Tax Bills to Grantees:**

MICHAEL GRANT ELLINGTON, Trustee  
SUZANNE ELLINGTON, Trustee  
336 S. Edgewood Avenue  
LaGrange, IL 60525

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## STATEMENT BY GRANTOR AND GRANTEE

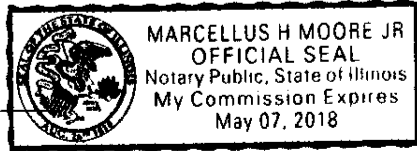
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Signature: *Augusta Rentschle*  
Grantor/Agent

Dated 9-8, 2015

Subscribed and sworn before me  
this 8<sup>th</sup> day of September, 2015.

Notary Public: *M. Moore*



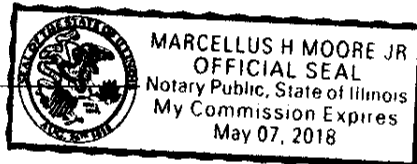
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: *Augusta Rentschle*  
Grantee/Agent

Dated 9-8, 2015

Subscribed and sworn to before me  
this 8<sup>th</sup> day of September, 2015.

Notary Public: *M. Moore*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)