

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 1529910049 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2015 10:27 AM Pg: 1 of 7

15556293244LP

CT

97329540

(The space above for Recorder's use only.)

THE GRANTOR AGNES LEE, a widow not remarried, of the Village of Lincolnwood, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant to

AGNES LEE as initial Trustee of the AGNES LEE REVOCABLE TRUST, dated May 2, 1997 and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

See attached

Street address: 6444 N. Spaulding, Lincolnwood, Illinois 60645

Real estate index number: 10-35-423-047

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by lease, 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and

S
P
S
SC
INT

2950
22

* This document is being re-recorded to correct legal description *

BOX 333-CT

UNOFFICIAL COPY

to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantor hereby expressly waives and releases 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 from sale on execution or otherwise.

The grantor has signed this deed on May 2, 1997.

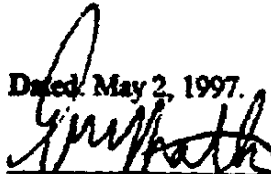

AGNES LEE

STATE OF ILLINOIS)
COOK COUNTY)SS.

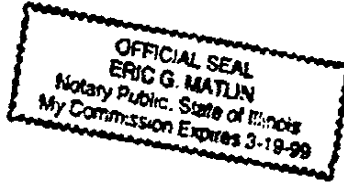
97329540

I am a notary public for the County and State above. I certify that AGNES LEE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

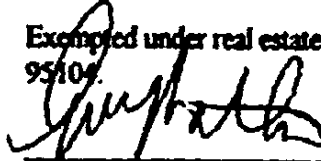
UNOFFICIAL COPY

Dated: May 2, 1997.


Notary Public



Exempted under real estate Transfer Tax Act Section 4 and Paragraph E of Cook County Ordinance 95104.



Eric G. Matlin, Attorney

May 2, 1997
Date

Name and address of Grantee (and send future tax bills to):

Agnes Lee, Trustee
6714 N. Central Avenue
Lincolnwood, Illinois 60645

Prepared by (and upon Recommendation, mail to):

Eric G. Matlin, P.C.
Attorney at Law
555 Skokie Boulevard, Suite 500
Northbrook, Illinois 60062
(847) 205-1121



COOK COUNTY
REGISTER
JAMES WHITE
CLERK

Property of Cook County Clerk's Office

97329540

01-01-1997

UNOFFICIAL COPY

see attached

PARCEL 1: The West 28.17 feet of the East 51.17 feet of Lot 122, measured along the North line and the South line of said lot; the East 51.17 feet, measured along the North line and the South line, of Lot 121 (except the North 14 feet of the East 23 feet thereof, as measured along the North line and the East line of said lot) and the East 51.17 feet, as measured along the North line and the South line, of the North 7.50 feet, measured along the East line and the West line, of lot 120 in Edgar S. Owens' North Shore Channel and Devon Avenue Subdivision; according to the plat recorded in Book 168, Page 10 as Document 7345199, being Block 1 and the East quarter of Block 2 in Enders and Mucos Subdivision of part of the South East quarter of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Grantors also hereby grant to the Mortgagee, its successors or assigns as easements appurtenant to the above described real estate, the easements set forth in the Declaration of Easements recorded in the Recorder's Office of Cook County, Illinois, as Document Number 17787849, and Grantors make this conveyance subject to the easements and agreements reserved for the benefit of adjoining parcels in said Declaration, which is incorporated herein by reference thereto for the benefit of the real estate above described and adjoining parcels.

Property of Cook County Clerk's Office

94276265

97329540

UNOFFICIAL COPY

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.

Dated May 2, 1997 Signature: [Signature]
Grantor or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 2nd day of May, 1997.

Notary Public [Signature]



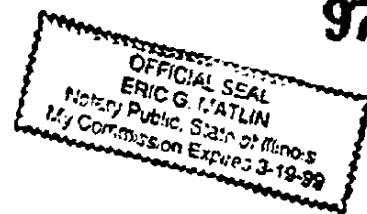
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 May 2, 1997 Signature: [Signature]
Grantee or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 2nd day of May, 1997.

Notary Public [Signature]



97329540

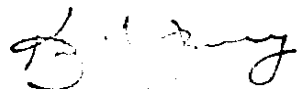
UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

I CERTIFY THAT THIS COPY
IS A TRUE AND CORRECT COPY
OF DOCUMENT # 97329540

JUN 23 15


RECORDER OF DEEDS COOK COUNTY

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 15SS6293244LP

For APN/Parcel ID(s): 10-35-423-047-0000

PARCEL 1:

THE WEST 31.50 FEET OF THE EAST 82.67 FEET OF LOTS 121 AND 122, MEASURED ALONG THE NORTH LINE AND THE SOUTH LINE OF SAID LOTS; ALSO THE WEST 31.50 FT. OF THE EAST 82.67 FEET AS MEASURED ALONG THE NORTH LINE AND THE SOUTH LINE, OF THE NORTH 7.50 FT. MEASURED ALONG THE EAST LINE AND THE WEST LINE, OF LOT 120, ALSO THE NORTH 15 FEET OF THE EAST 23 FEET., MEASURED ALONG THE NORTH LINE AND THE EAST LINE, OF LOT 122, IN EDGAR S. OWENS NORTH SHORE CHANNEL AND DEVON AVENUE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK 168, PAGE 10, AS DOCUMENT 7345199, BEING BLOCK 1 AND THE EAST 1/4 OF BLOCK 2 IN ENDERS AND MUNO'S SUBDIVISION OF THE PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS RECORDED FEBRUARY 23, 1960 AS DOCUMENT 17787845 AS AMENDED.