

# UNOFFICIAL COPY



Doc#: 1530344006 Fee: \$42.00  
RHSP Fee:\$9.00 RPHF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/30/2015 10:51 AM Pg: 1 of 3

## TRUSTEE'S DEED IN TRUST

The above space is for th

The Grantor, **THE CHICAGO TRUST COMPANY, N.A.**, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 15<sup>th</sup> day of May, 2009, and known as **Trust Number BevBT 3045** for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to Vivien Kelly as Trustee of the Vivien Kelly Declaration of Trust dated 10/02/2014 parties of the second part whose address is (Address of Grantee) 446 Shadow Creek Drive, Palos Heights, Illinois 60464 the following described real estate situated in the County of Cook the State of Illinois; to wit:

Parcel 1: Lot 156 of Westgate valley Estates Unit 3, a Subdivision of part of Section 31, Township 31 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof, recorded March 20, 2000 as Document Number 00195265, in Cook County, Illinois.

Parcel 2: An easement for the enjoyment and use of the common areas as disclosed on Exhibit "A" of Declaration of Covenants, conditions and restrictions recorded May 13, 1999, as Document 99465828.

Subject to:

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining.

**Permanent Index No.:** 24-31-402-016

This conveyance is made pursuant to direction and with authority to convey directly to the Trustee Grantee named herein.

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN.

In Witness Whereof, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Senior Vice President, this 24th day of August, 2015.

**THE CHICAGO TRUST COMPANY, N.A.** Trustee aforesaid, and not personally.

ADDRESS OF PROPERTY

**446 Shadow Creek Drive  
Palos Heights, IL 60464**

The above address is for information only and is not part of this deed.

BY:

**Vice President and Trust Officer**

ATTEST:

**Sr. Vice President and Trust Officer**

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TO HAVE AND TO HOLD the real estate with its appurtenances unto the trust and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey 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 the trustee: to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof: to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter: to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 to be obliged or privileged to inquire into any or 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 herein 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby 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 possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered in 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.

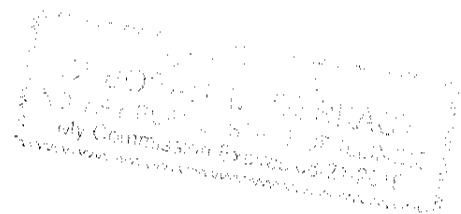
And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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 the above named **Vice Pres and Sr. Vice President of THE CHICAGO TRUST COMPANY, . N.A.** Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, **Vice Pres and Sr. Vice President** respectively, appeared before me this day in person, acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth and the said **Vice President** then and there acknowledged that said **Sr. Vice President** as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said **Vice President's** own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth. Given under my hand and notarial seal this 24 day of August 2015.



*Linda J. Pitrowski*  
Notary Public  
My commission expires 8/23/18

This instrument was prepared by:  
**The Chicago Trust Company**  
**Linda J. Pitrowski, Vice President & Trust Officer**  
**5300 W. 95<sup>th</sup> Street**  
**Oak Lawn, Illinois 60453**

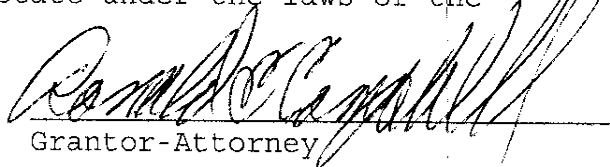
Mail subsequent tax bills to:  
Exempt under provisions of Paragraph  
Section 4 Real Estate Transfer Tax Act

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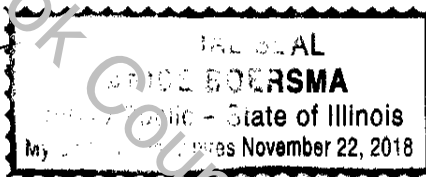
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

### GRANTOR/GRANTEE AFFIDAVIT

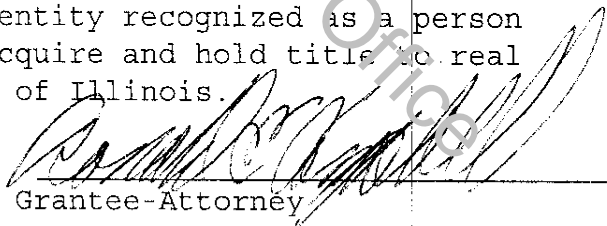
To the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized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

  
Grantor-Attorney

SUBSCRIBED and SWORN to  
before me this 27<sup>th</sup> day  
of October, 2015  
Janice Boersma  
Notary Public



The name of the grantee shown on the deed or assignment of beneficial interest in the 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.

  
Grantee-Attorney

SUBSCRIBED and SWORN to  
before me this 27<sup>th</sup> day  
of October, 2015  
Janice Boersma  
Notary Public

