

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR(s) **RONALD BROWN**,  
Successor Trustee of the Trust Agreement  
number 213, dated October 5, 2005, of the Village  
of Lombard, County of Cook and State of Illinois  
for and in consideration of Ten and no/100's Dollars,  
and other good and valuable considerations in hand  
paid, Conveys and (WARRANTS/ QUIT CLAIMS)  
unto **RONALD BROWN and PATRICIA M.  
BROWN, Trustees of the Ronald Brown Trust**,  
dated the 16<sup>th</sup> day of June, 2015, and unto all  
and every successor or successors in trust under said  
agreement, an undivided interest in the following  
described real estate in the County of Cook and  
State of Illinois, to wit:



Doc#: 1534408216 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/10/2015 01:03 PM Pg: 1 of 4

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 12-14-200-089-1013

Address(es) of real estate: 4655 N. CUM BELLAND, UNIT 213, NORRIDGE, IL 60706

**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 set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or and 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, in possession or reversion, by leases to commence in praesenti or in futuro, 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 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 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.

If the title to any of the above lands 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.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all rights 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.

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In Witness Whereof, the grantor(s) aforesaid has/have hereunto set his/her hand and seal this 16<sup>th</sup> day of June, 2015.

Ronald Brown  
RONALD BROWN, Successor Trustee

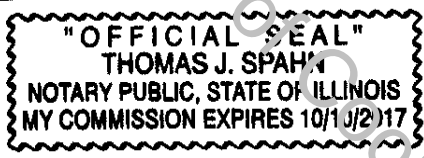
State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD BROWN is 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 he signed, sealed and delivered the said instruments as his 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 16<sup>th</sup> day of June, 2015.

Commission expires 20

[Signature]  
Notary Public

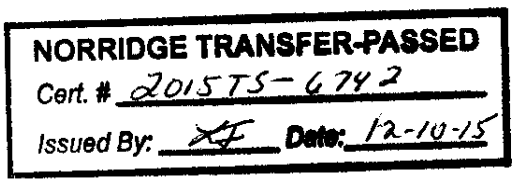


6/16/15 [Signature]

This instrument was prepared by THOMAS J. SPAHN, Esq., 10500 W. Cermak, Westchester, Illinois 60154

Mail to:  
Thomas J. Spahn, Esq.  
10500 W. Cermak Road  
Westchester, Illinois 60154

Send subsequent tax bills to:  
RONALD BROWN  
4655 N. CHAMBERLAIN  
UNIT 213  
NORRIDGE, IL 60706



# UNOFFICIAL COPY

**PARCEL 1**

UNIT 213 IN TERRACE POINT CONDOMINIUMS OF NORRIDGE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 369.55 FEET OF THE WEST 419.55 FEET OF THE NORTH 260.7 FEET OF THE SOUTH 31 RODS AND 15 LINKS OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99562664 DATED JUNE 11, 1999, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**PARCEL 2**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-61 AND PARKING SPACE P-61, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99562664.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE REFERRED TO REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

ADDRESS: 4655 N. Cumberland, Unit 213, Norridge, IL 60706

P.I.N. NO. 12-14-200-089-1013

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the names of the grantee(s) 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: June 16, 2015

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and Sworn to before me this

16<sup>th</sup> day of JUNE

Patricia A. Hribal

Notary Public



PATRICIA A HRIBAL  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
July 19, 2019

The grantee or his/her agent affirms and verifies that the name of the grantor(s) shown on the deed or assignment of beneficial interest on 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: June 16, 2015

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and Sworn to before me this

16<sup>th</sup> day of JUNE, 2015

Patricia A. Hribal

Notary Public



PATRICIA A HRIBAL  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
July 19, 2019

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]