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DEED IN TRUST (ILLINOIS)

THE GRANTOR

Grantor: MARCELLA M. ROEDER,
Address: 3831 GROVE AVE.,
UNIT 2N
BROOKFIELD, IL 60513

Doc#: 0704048105 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2007 03:24 PM Pg: 1 of 3



Doc#: 1618810054 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds

Abn Date: 07/06/2016 10:39 AM Pg: 1 of 4

of the County of Cook and State of ILLINOIS for and in consideration of the sum of (\$10.00) TEN AND 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to the MARCELLA M. ROEDER DECLARATION OF TRUST, dated August 1, 2006, MARCELLA M. ROEDER as Trustee and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

IN This document is being re-recorded to correct Unit number
UNIT 2N IN 3831 GROVE AVENUE CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 120 FEET OF THE SOUTH 294 FEET OF THAT PART LYING WEST OF THE CENTER LINE OF SALT CREEK AND EAST OF THE EAST LINE OF GROVE AVENUE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF GROVE AVENUE, THAT IS 239 FEET NORTH OF THE SOUTH LINE SAID SOUTHWEST 1/4 OF SECTION 35, THENCE NORTH 90 DEGREES EAST FOR A DISTANCE 60 FEET; THENCE NORTH 69 DEGREES AND 40 MINUTES EAST FOR A DISTANCE OF 70.3 FEET; THENCE NORTHWESTERLY FOR A DISTANCE OF 31.63 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH 120 FEET OF SOUTH 294 FEET OF SAID SOUTHWEST 1/4 OF SECTION 35, THAT IS 118.83 FEET EAST OF THE EAST LINE OF GROVE AVENUE WEST 117.83 FEET ALONG THE NORTH LINE OF SAID NORTH 120 FEET OF THE SOUTH 294 FEET OF THE SAID SOUTHWEST 1/4 OF SECTION 35, TO THE EAST LINE OF GROVE AVENUE, THENCE SOUTH ALONG THE EAST LINE OF GROVE AVENUE, 55 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 18, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 00725699, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s) 15-35-300-017-1002
Address(es) of real estate 3831 Grove Avenue, Unit 2N, Brookfield, IL 60513

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon

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or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, then as Successor Trustee: HELEN ROEDER, herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 12 day of August, 2006

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)	<u>Marcella M. Roeder</u> (SEAL)	_____ (SEAL)
	MARCELLA M. ROEDER	_____ (SEAL)
	_____ (SEAL)	_____ (SEAL)

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 MARCELLA M. ROEDER, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of August, 2006.

Commission expires 20 11/01/07
NOTARY PUBLIC

This instrument was prepared by: FREDERICK C. NIEMI, 362 E. BURLINGTON, RIVERSIDE, IL 60546

MAIL TO:
Frederick C. Niemi
362 E. Burlington
Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:
Ms. Marcella Roeder
3831 Grove Avenue, Unit 2 N
Brookfield, IL 60513

OR
Recorder's Office Box No. _____

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE TRANSFER TAX ACT

DATE: _____
AGENT/SELLER ATTY

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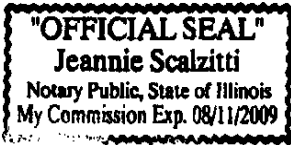
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STATEMENT BY GRANTOR AND GRANTEE

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.

Dated Aug 1, 2006 Signature: Marcella M Roeder
Grantor or Agent

Subscribed and Sworn to before me by the said Marcella M Roeder this 1st day of Aug 2006



Notary Public Jeannie Scalzitti

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.

Dated: Aug 1, 2006 Signature: Marcella M Roeder
Grantee or Agent

Subscribed and Sworn to before me by the said Marcella M Roeder this 1st day of August, 2006



Notary Public Jeannie Scalzitti

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 of 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.) _____ of the

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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0704048105

FEB 10 2016



RECORDER OF DEEDS—COOK COUNTY

Office B.V. by L.C.