

2016-04907

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

PREPARED BY AND RETURN
AFTER RECORDING TO:

Jeffrey M. Hucek
Attorney at Law
2015 Spring Road, Suite 280
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Russell and Mary Custer
4615 Grand Avenue
Western Springs, IL 60558



Doc# 1631349118 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2016 03:23 PM PG: 1 OF 4

This space for recorder's use only

PREMIER TITLE

THE GRANTORS, RUSSELL R. CUSTER, JR. and MARY CAROL CUSTER, husband and wife, as Tenants by the Entirety, of the Village of Western Springs, County of Cook, State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and warrant to Grantees, RUSSELL R. CUSTER, JR., not individually, but solely as trustee under the provisions of the RUSSELL R. CUSTER, JR. TRUST DATED DECEMBER 30, 1999, of 4615 Grand Avenue, Western Springs, Illinois 60558, and unto all and every successor or successors in trust under said trust agreement, the beneficial interest in which is held by RUSSELL R. CUSTER, JR., an undivided one-half interest in the real estate hereinafter described, and convey and warrant to MARY CAROL CUSTER, not individually, but solely as trustee under the provisions of the MARY CAROL CUSTER TRUST DATED DECEMBER 30, 1999, of 4615 Grand Avenue, Western Springs, Illinois 60558, and unto all and every successor or successors in trust under said trust agreement, the beneficial interest in which is held by MARY CAROL CUSTER, an undivided one-half interest in the real estate hereinafter described, husband and wife, said interests to be held as Tenants by the Entirety, said real estate being located in the County of Cook and State of Illinois and being legally described as follows:

Lot 26 in Block 2 in Western Springs Resubdivision of part of East Hinsdale, a subdivision of the East 1/2 of Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index No.: 18-06-422-008-0000

Address of Real Estate: 4615 Grand Avenue, Western Springs, Illinois 60558

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

Full power and authority are hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said real estate 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 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

UNOFFICIAL COPY

vested in said Trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof; to lease said real estate, 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 real estate, 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 real estate or any part thereof; and to deal with 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 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 Trustees in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of said trusts have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees 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 trusts created by this Indenture and by said trust agreements were 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 agreements or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustees were 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 under said trust agreements 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.

Pursuant to 765 ILCS 1005/1c, as amended, nothing in these trusts shall be construed in a manner so as to allow a creditor to enforce a judgment against the property held in said trusts.


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

UNOFFICIAL COPY

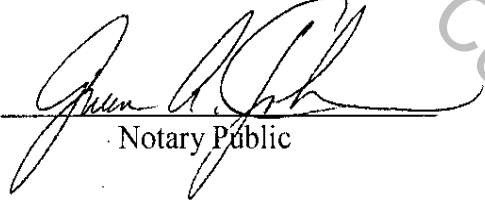
STATEMENT BY GRANTOR AND GRANTEE

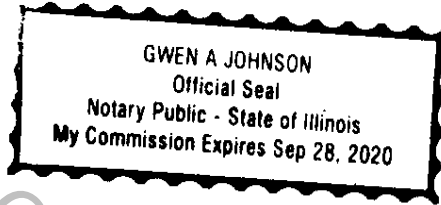
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 27, 2016

Signature: 
Grantor or Agent

Subscribed and sworn to before me
this 27th day of October, 2016.


Notary Public

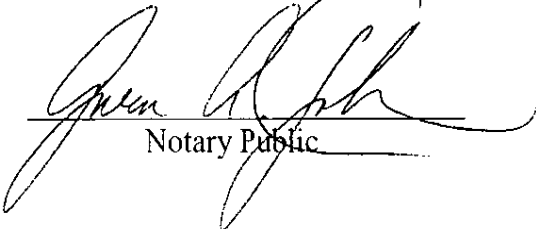


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: October 27, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me
this 27th day of October, 2016.


Notary Public

