

4/4
2016-04907-42

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:

Mary C. Custer
4615 Grand Avenue
Western Springs, IL 60558



Doc# 1631349121 Fee \$44.00

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

AFFIDAVIT FEE: 52.00

KAREN A. VARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2016 03:25 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 Joint Tenants, 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 Grantee, 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, unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook and State of Illinois:

Unit 6-D in 2144 Lincoln Park West Condominium, as delineated on a survey of the following described real estate: Lots 1 and 2 and the vacated alley North of and adjoining said Lot 1 in County Clerk's Division of Lots 47 to 50, inclusive and vacated alley West of and adjoining the same in Robinson's Subdivision of Block 19 and Canal Trustees Subdivision of part of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25863673, together with its undivided percentage interest in the common elements.

Subject to: General Real Estate Taxes for 2016 due and payable after the date hereof; and covenants, conditions, restrictions, easements, and building lines of record.

Permanent Real Estate Index No.: 14-33-206-052-1012

Address of Real Estate: 2144 N. Lincoln Park West, Unit 6-D, Chicago, Illinois 60614

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 agreement set forth.

Full power and authority are hereby granted to said Trustee 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



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vested in said Trustee; 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 Trustee 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 Trustee, 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 trust have been complied with, or be obliged to inquire into the authority, 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 all amendments thereof, if any, 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 under said trust agreement 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.

This property is not homestead property of the grantors.

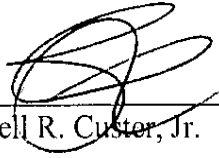
REAL ESTATE TRANSFER TAX		08-Nov-2016	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
14-33-206-052-1012 20161101678851 0-055-263-040			

REAL ESTATE TRANSFER TAX		08-Nov-2016	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
14-33-206-052-1012 20161101678851 0-325-615-808			

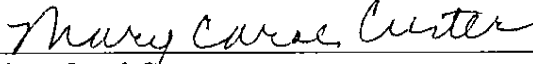
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals on the 27th day of October, 2016.



Russell R. Custer, Jr.

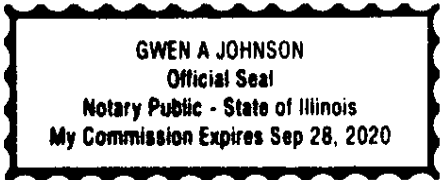


Mary Carol Custer

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

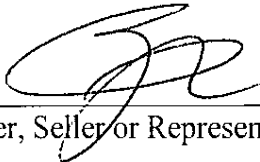
I, the undersigned, a Notary Public in and for said County and State, hereby certify that RUSSELL R. CUSTER, JR. and MARY CAROL CUSTER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 27th day of October, 2016.



Notary Public

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph e, Section 31-45 of said Law.



Buyer, Seller or Representative

10/27/16

(Date)

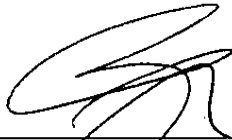
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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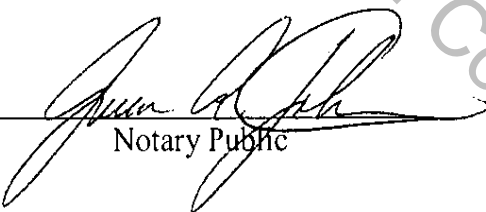
STATEMENT BY GRANTOR AND GRANTEE

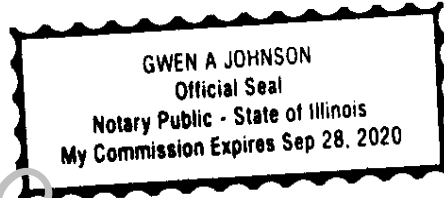
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

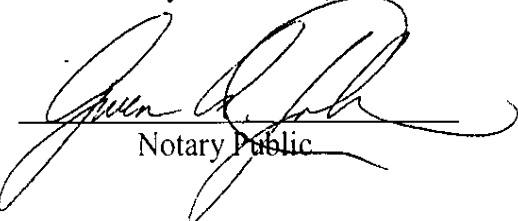


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

