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PREPARED BY:

Christopher J. Cummings, P.C.
2024 Hickory Rd., #205
Homewood, IL 60430



MAIL TAX BILL TO:

MANAGEMENT TRUST COMPANY
P.O. Box 732
Flossmoor, IL 60422

Doc# 1701918072 Fee \$42.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00
CAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/19/2017 11:32 AM PG: 1 OF 3

MAIL RECORDED DEED TO:

Robert James Voegel
36 West Randolph St., Ste 800
Chicago, IL 60601-3510
GNT #16-0394

ADMINISTRATOR'S DEED

THE GRANTOR, Marjorie Godowic, as Administrator of the Estate of Richard W. Marvin, of the Village of Crete, State of Illinois, pursuant to the authority granted the Administrator in the proceeding pending in the Circuit Court of Cook County, Case No. 2016 P 4989, for and in consideration of Five Thousand and no/100 Dollars (\$5,000.00) and other good and valuable consideration, in hand paid, GRANTS, SELLS, AND CONVEYS to Cook Mantua 241 Trust, and/or assigns, Timothy Hamilton, Trustee, all right, title, and interest of the decedent in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 12 IN BLOCK 62 IN VILLAGE OF PARK FOREST, AREA NO. 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT NO. 15139014 IN COOK COUNTY, ILLINOIS

Permanent Index Number: 31-35-415-012-0000
Property Address: 241 Mantua St., Park Forest IL 60466

REAL ESTATE TRANSFER TAX		19-Jan-2017
COUNTY:	2.50	
ILLINOIS:	5.00	
TOTAL:	7.50	
31-35-415-012-0000 20170101699238 1-530-793-152		

TO HAVE AND TO HOLD said premises in FEE SIMPLE forever.

25 dollars 00 cts

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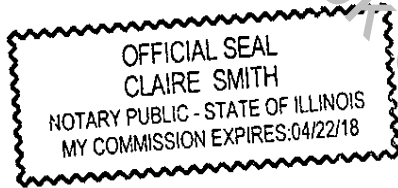
Dated this 15th Day of December 20 16

Marjorie A. Godowic
Marjorie Godowic, Administrator
Estate of Richard W. Marvin

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 Marjorie Godowic, as Administrator of the Estate of Richard W. Marvin, 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 she signed, sealed and delivered the said instrument, as Administrator as aforesaid, for the uses and purposes therein set forth

Given under my hand and notarial seal, this 15th Day of December 20 16



Claire Smith
Notary Public
My commission expires: 4/22/2018

Property of Cook County Clerk's Office

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DEED ADDENDUM

COOK MANTUA 241 TRUST, (a Land Trust)(an executory Trust),

T. J. HAMILTON, as Trustee (hereafter referred to as "Grantor").

The property herein conveyed shall stand as sole security for obligations of Grantor hereunder.

TO HAVE AND TO HOLD the said described premises with all the members, rights and appurtenances upon the trust and for the uses and purposes herein and in the existing Declaration of Trust and Land Trust Agreement of the herein named Trust which has been previously created.

Full power and authority is hereby granted to said Trustee to purchase, improve, subdivide, manage and protect said real estate or any part thereof: to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired; to contract: to renovate, to repair, to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof, from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, in possession or reversion, by lease, to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon 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; and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals; 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 use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for a 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, including filing lawsuits and hiring counsel.

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 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, management agreement 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 Declaration of Trust and Land Trust Agreement 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, management agreement or other instrument, (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, duties and obligations of the said predecessor in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written authorization from the holder(s) of the power of direction of the Trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this deed. Any litigation arising in connection with this document will be adjudicated under the laws of the State of Illinois. In the event any portion of this agreement shall be found to be not supportable under Illinois Statutes, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. In like manner, any obligations of either party which may become law shall be binding on both parties as if included herein.

The following individual(s) shall be Successor Trustee(s) with the same powers as stated herein:

~~KIMBERLY KAY BANNON, AS SUCCESSOR TRUSTEE~~

~~It is the intent of Grantor(s) to create this Trust and the Grantor(s) fully warrant(s) the title to said real estate and will defend the same against the lawful claims of all persons whomsoever.~~

The interest of each and every beneficiary hereunder and under the Declaration of Trust and Land Trust Agreement hereinbefore referred to 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.