

# UNOFFICIAL COPY



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Doc# 1706812100 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 03:23 PM PG: 1 OF 2

**This instrument prepared by:**

Donald A. Smith, Esq.  
Golf Mill Professional Bldg., Suite 800  
Niles, IL 60714

**Mail future tax bills to:**

Cheryl L. Anderson  
828 Graceland Ave., Unit 501  
Des Plaines, IL 60016

**Mail this recorded instrument to:**

Jennifer Edlund, Esq.  
444 N. Northwest Highway  
Suite 155  
Park Ridge, IL 60068

170383400321

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## DEED IN TRUST

The GRANTORS, **Michael J. Guill and Jami Kolonski, husband and wife**, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and WARRANTS to **Cheryl L. Anderson, as trustee of the Cheryl Anderson Trust Agreement dated August 27, 1998, of 1702 Marlowe Ave., Park Ridge, IL 60068**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, GRANTEE, the following described real estate:

UNIT 501 IN THE GRACELAND COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 50 FEET OF LOT 12 AND THE NORTH 1/2 OF LOT 12, ALL IN BLOCK 7 IN PARSON AND LEE'S ADDITION TO DES PLAINES, A SUBDIVISION OF CERTAIN LOTS IN THE TOWN OF RAND, TOGETHER WITH PORTIONS OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 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 24479586 AND FILED AS DOCUMENT LR3022429 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 09-17-424-020-1019  
Property Address: 828 Graceland Ave., Unit 501, Des Plaines, IL 60016

Subject to terms, provisions, covenants and conditions of the Declaration of Condominium Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs, and general real estate taxes not due and payable at the time of closing.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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, street, 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

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every person relying upon 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 so 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 with 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 persons 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.

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 Grantors hereby waive and release 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 21<sup>st</sup> day of February, 2017

Michael J. Guill  
Michael J. Guill

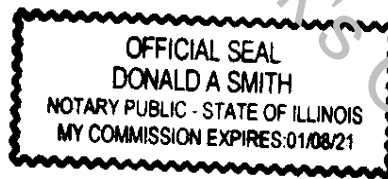
Jami Kolonski  
Jami Kolonski

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 **Michael J. Guill and Jami Kolonski, husband and wife**, 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 21<sup>st</sup> day of February, 2017.

Commission expires January 8, 2021 Donald A. Smith  
Notary Public

DES PLAINES Real Estate Transfer Tax  
ILLINOIS No. 61274  
2/23/17 \$2.00 per \$1,000.00  
# 501  
828 GRACE LAND AVE  
CITY OF DES PLAINES



REAL ESTATE TRANSFER TAX		06-Mar-2017
	COUNTY:	85.00
	ILLINOIS:	170.00
	TOTAL:	255.00
09-17-424-020-1019   20170201615399   2-054-531-776		