

CT

1 of 3 ADZ, GK
17PNUW3881169K

UNOFFICIAL COPY

WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:

Doc#: 1707949148 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2017 11:13 AM Pg: 1 of 4

Dec ID 20170301624655
ST/CO Stamp 1-464-924-864 ST Tax \$1,180.00 CO Tax \$590.00

THE GRANTORS, Mark Knepper and Amy Knepper, husband and wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEES Kent A. Swanson, * Trustee

~~(and each successor Trustee) under the provisions of the Kent A. Swanson Living Trust dated November 29, 2011, and Lora L. Swanson, * as Trustee (and each successor Trustee) under the provisions of the Lora L. Swanson Living Trust dated November 29, 2011, the said Kent A. Swanson and Lora L. Swanson, husband and wife, being the settlors and primary beneficiaries of said trusts during their lifetime, and the property being conveyed herein their homestead as husband and wife, not as tenants in common or joint tenants, by as Tenants by the Entirety the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:~~

* not personally but as trustee on behalf of the and their respective successors (See Page 2 for Legal Description) in trust

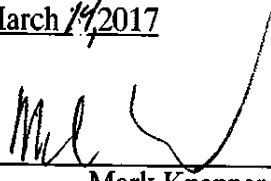
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as tenants in common, and not as joint tenants, but as Tenants by the Entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as none of interfere with the current uses and enjoyment of the Real Estate. *of record that do not underlie the improvements*

Permanent Index Number: 11-19-209-026-0000
Address (es) of Real Estate: 1110 Forest Avenue, Evanston, Illinois 60202

DATED: March 14, 2017

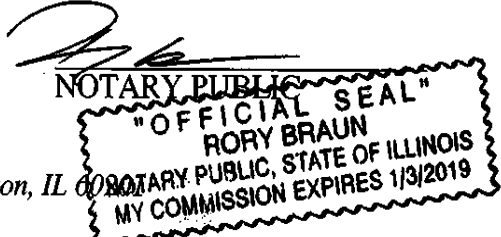

Mark Knepper


Amy Knepper

State of Illinois, County of Illinois, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Knepper and Amy Knepper, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this Date 3/14/17


NOTARY PUBLIC
"OFFICIAL SEAL"
RORY BRAUN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/3/2019

This instrument prepared by: Central Law Group
2822 Central Street, Evanston, IL

UNOFFICIAL COPY

Property
COOK County Clerk's Office

CITY OF EVANSTON 031338

Real Estate Transfer Tax
City Clerk's Office

PAID

03/15/2012 AMOUNT \$ 5900.⁰⁰

Agent LB

UNOFFICIAL COPY

The foregoing transfer of title/conveyance is hereby accepted by Kent A. Swanson, as Trustee (and each successor Trustee) under the provisions of the Kent A. Swanson Living Trust dated November 29, 2011.



Kent A. Swanson, Trustee

The foregoing transfer of title/conveyance is hereby accepted by Lora L. Swanson, as Trustee (and each successor Trustee) under the provisions of the Lora L. Swanson Living Trust dated November 29, 2011.



Lora L. Swanson, Trustee

Legal Description

of premises commonly known as 1110 Forest Avenue, Evanston, Illinois 60202

Property Index Number: 11-19-209-026-0000

PARCEL 1:

LOT 8 OF WILSON ESTATES SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS DRIVEWAY, WALKWAY AND UTILITIES AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 23, 1987 AS DOCUMENT 87343066 AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED JUNE 23, 1987 AS DOCUMENT 87343076.

MAIL TO:

Debra B. Yale
(Name)
~~411~~ 630 Dundee Rd., Ste. 220
(Address)
Northbrook, IL 60062
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Kent A. Swanson and Lora L. Swanson
(Name)
1110 Forest Avenue
(Address)
Evanston, IL 60202
(City, State and Zip)

UNOFFICIAL COPY

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 re 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 directly to a trust grantee or to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities 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 in 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, or any successors in trust, 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, or any successors in trust, 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 this trust 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, or any successors in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 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 some amendment 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.