

# UNOFFICIAL COPY

THIS DOCUMENT PREPARED &  
**AFTER RECORDING RETURN TO:**

Gerald J. Smoller  
KOVITZ SHIFRIN NESBIT  
175 N. Archer Avenue  
Mundelein, Illinois 60060-2301  
(847) 537-0500  
Fax (847) 537-0550



Doc# 1713129071 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2017 02:47 PM PG: 1 OF 4

**Send subsequent tax bills to:**

Wesley A. & Reneé E. Brown  
125 Harvard Court  
Glenview, IL 60026

## TRUSTEE'S DEED IN TRUST

This indenture made this 26<sup>th</sup> day of April, 2017, between RENEÉ E. BROWN, not personally, but as Trustee of the RENEÉ E. BROWN Trust, under trust agreement dated the 31<sup>st</sup> day of August, 1995, as amended, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, do convey and quitclaim a **one-half (1/2) interest** to, WESLEY A. BROWN, not personally, but as trustee of the WESLEY A. BROWN Trust, under trust agreement dated the 30<sup>th</sup> day of July 1991, his successor or successors, the following described real estate in the County of Cook, State of Illinois:

UNIT 4-25-L-I-125 IN PRINCETON VILLAGE CONDOMINIUM, GLENVIEW, ILLINOIS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF PRINCETON VILLAGE BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 30, 1989 AS DOCUMENT NUMBER 89300376 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATION AS SAME ARE FILED OF RECORD, IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-21-203-013-1023

Commonly known as: 125 Harvard Court, Glenview, Illinois 60026

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide 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 vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any

GRANTOR/GRANTEE ADDRESS: 125 Harvard Court, Glenview, Illinois 60026

 **CORD REVIEW**

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part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases 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 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.

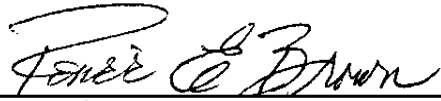
In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

IN WITNESS WHEREOF, the Grantors, as Trustees as aforesaid, do hereunto set their hands and seals the day and year first above written.

Executed this 26<sup>th</sup> day of April, 2017.

  
 \_\_\_\_\_  
 RENÉE E. BROWN, as trustee aforesaid

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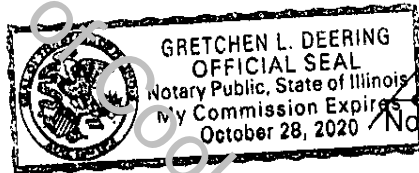
EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45, SECTION 4, PARAGRAPH E, AND UNDER THE CORRESPONDING PROVISIONS OF COOK COUNTY ORDINANCES (AND MUNICIPAL ORDINANCES, IF APPLICABLE). DATED THE 26<sup>th</sup> DAY OF April, 2017.

Renee E. Brown  
RENEE E. BROWN, as trustee aforesaid

STATE OF ILLINOIS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that RENEÉ E. BROWN, not personally but as trustee aforesaid, 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 her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26<sup>th</sup> day of April, 2017.



Gretchen L. Deering  
Notary Public

### ACCEPTANCE BY TRUSTEES

The undersigned, WESLEY A. BROWN, as Trustee under the WESLEY A. BROWN Trust dated the 24<sup>th</sup> day of January, 1975, as amended, and RENEÉ E. BROWN, as Trustee under the RENEÉ E. BROWN Trust dated the 31<sup>st</sup> day of August, 1995, as amended, as Grantor and Grantee under the foregoing Trustee's Deed in Trust, do hereby accept the transfer of real estate to their respective Trust.

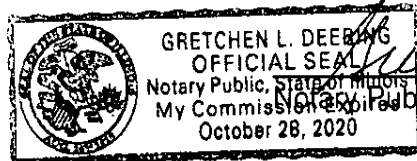
Wesley A. Brown  
WESLEY A. BROWN,  
as Trustee aforesaid

Renee E. Brown  
RENEE E. BROWN,  
as Trustee aforesaid

STATE OF ILLINOIS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that WESLEY A. BROWN and RENEÉ E. BROWN, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26<sup>th</sup> day of April, 2017.



Gretchen L. Deering  
Notary Public

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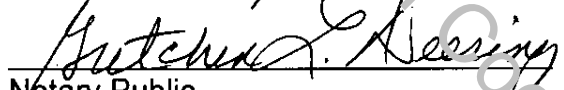
## STATEMENT BY GRANTOR AND GRANTEE

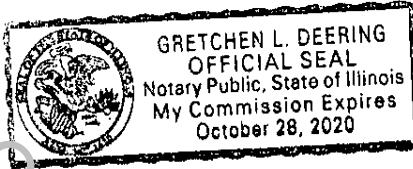
The Grantor, or Grantor's Agent, affirms that, to the best of the Grantor's knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 title to real estate under the laws of the State of Illinois.

Dated April 26, 2017

  
\_\_\_\_\_  
Grantor/Agent


Subscribed and sworn to before me this 26<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
Notary Public

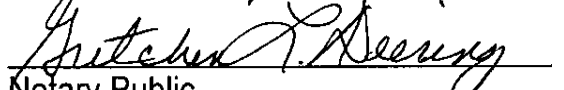


The Grantee, or Grantee's Agent, affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated April 26, 2017

  
\_\_\_\_\_  
Grantee/Agent

Subscribed and sworn to before me this 26<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
Notary Public



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a Grantor or Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)