

# UNOFFICIAL COPY

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17005435-sk 1/1

## DEED IN TRUST Warranty (Illinois)

Doc#: 1715908213 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2017 12:22 PM Pg: 1 of 5

Dec ID 20170601666858  
ST/CO Stamp 2-101-664-192 ST Tax \$1,925.00 CO Tax \$962.50

### MAIL TO:

David Vleek  
9044 S. Roberts Road  
Palos Heights, IL 60465

### TAXPAYER NAME & ADDRESS

Ranay C. Luthin  
2311 Schiller Avenue  
Wilmette, IL 60091

The Grantor, MYLES DEVELOPMENT COMPANY, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and in consideration of TEN DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the Managers of the Company CONVEY and WARRANT to Grantee(s), RANAY C. LUTHIN, trustee of the RANAY C. LUTHIN REVOCABLE TRUST, dated March 31, 2005, 8113 Koehler, Orland Park, Illinois 60462, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 3 in Adam Braun's Subdivision of that part lying South of the South line of Schiller Avenue of the West 145 Feet of the East 298 Feet of the East Half of the South 12 Acres of the North 36 Acres of the Northeast Quarter of Section 32 in Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 05-32-201-042-0000

Property Address: 2311 Schiller Avenue, Wilmette, Illinois 60091

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON [PAGES 3 and 4] OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby



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And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Full power and authority is 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 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 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 on 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 on 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, or any successor 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 Trustee, or any successor 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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person [including the Recorder of the aforesaid county] relying on or claiming under any such conveyance, lease, or other instrument,

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(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 on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her, or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the 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]. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in each Trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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Village of Wilmette \$1,000.00  
 Real Estate Transfer Tax  
 1000 - 156664 JUN 05 2017  
 Issue Date \_\_\_\_\_

Village of Wilmette \$1,000.00  
 Real Estate Transfer Tax  
 1000 - 156666 JUN 05 2017  
 Issue Date \_\_\_\_\_

Ranay C. Luthin, trustee of the Ranay C. Luthin Revocable Trust, dated March 31, 2005

I (we) certify that the above named trust is in full force and has not been revoked, modified, or amended in any manner which would cause the representations in this Certification of Trust to be incorrect; and do further acknowledge that the conveyance to the trustee has been accepted.

x Ranay C. Luthin

Village of Wilmette \$1,000.00  
 Real Estate Transfer Tax  
 1000 - 156668 JUN 05 2017  
 Issue Date \_\_\_\_\_

Village of Wilmette \$1,000.00  
 Real Estate Transfer Tax  
 1000 - 156667 JUN 05 2017  
 Issue Date \_\_\_\_\_

Village of Wilmette \$1,000.00  
 Real Estate Transfer Tax  
 1000 - 156665 JUN 05 2017  
 Issue Date \_\_\_\_\_

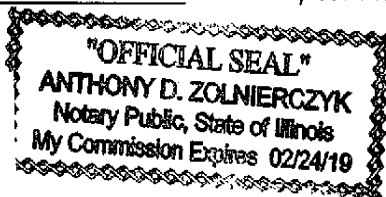
State of IL  
 County of Cook

I, Anthony D. Zolnierczyk a Notary Public in and for said County and State, do hereby certify that see above personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 5 of June, 2017.

Anthony D. Zolnierczyk My commission expires: 2-27-19

Notary Public



Village of Wilmette \$300.00  
 Real Estate Transfer Tax JUN 05 2017  
 300 - 4970 Issue Date \_\_\_\_\_

Village of Wilmette \$400.00  
 Real Estate Transfer Tax  
 400 - 3465 JUN 05 2017  
 Issue Date \_\_\_\_\_

Village of Wilmette \$5.00  
 Real Estate Transfer Tax  
 Five - 4545 JUN 05 2017  
 Issue Date \_\_\_\_\_

Village of Wilmette \$70.00  
 Real Estate Transfer Tax JUN 05 2017  
 Seventy- 1206 Issue Date \_\_\_\_\_