

UNOFFICIAL COPY

478354
TRUSTEE'S DEED



Doc# 1720918152 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/28/2017 01:56 PM PG: 1 OF 3

THE GRANTOR, Anton Karl Jensen, Successor Trustee, of and under the provisions of a Trust Agreement dated January 5, 2000, and known as the Karen M. Mueser Living Trust dated January 5, 2000, of 2310 Sunny Day Drive, Marietta, Georgia 30062, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration paid in hand, conveys and WARRANTS to Geoffrey Adams and Katherine Adams, his wife, of the City of Chicago, County of Cook, State of Illinois, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, the aforesaid property forever together with the tenements and appurtenances thereto belonging. This deed is executed by the Trustee, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, subject to easements, restrictions, conditions, and covenants of record, and all unpaid general real estate taxes for the years 2016 and subsequent.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustees or any of the beneficiaries under said Trust Agreement, on account of this instrument, all such personal liability, if any, being expressly waived and released.

Dated this 27th day of July, 2017.

HERITAGE TITLE COMPANY
5949 W LAWRENCE AVE
CHICAGO, IL 60630

RWOR 3

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Exhibit A

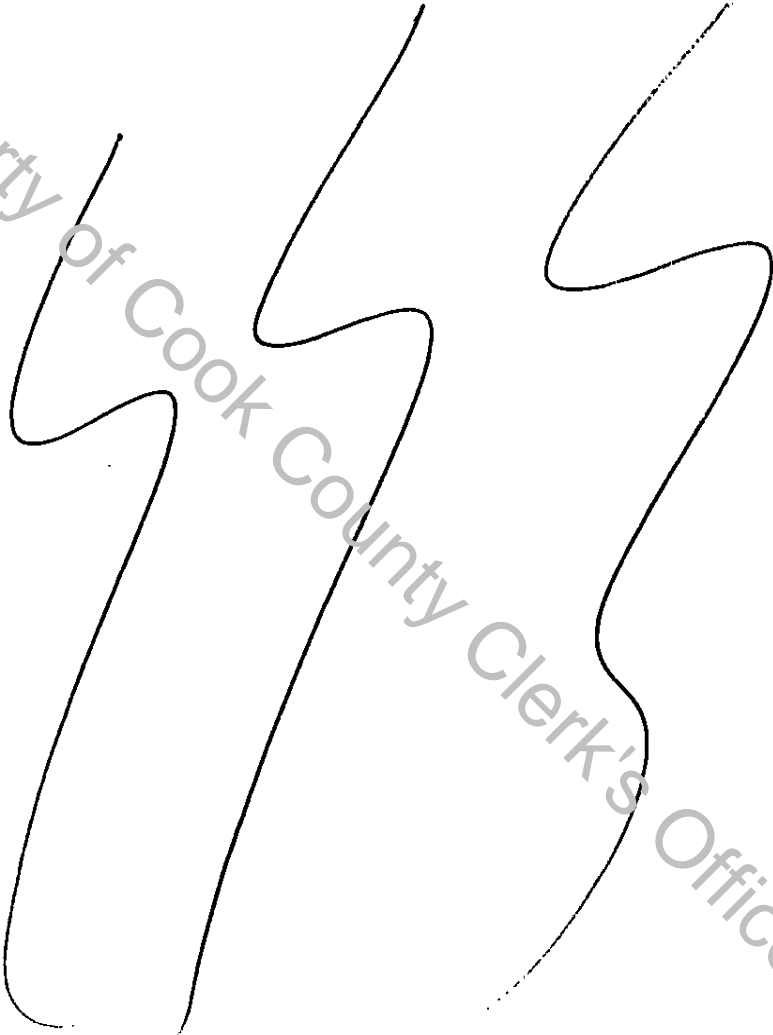
H78354

LOT 5 IN BLOCK 17 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 12-02-401-017-0000

C/K/A 1816 S FAIRVIEW AVENUE, PARK RIDGE, ILLINOIS 60068

Property of Cook County Clerk's Office

A large, stylized handwritten signature or scribble in black ink, consisting of several loops and sharp turns, is written over the diagonal watermark text.