

TRUSTEE'S DEED **UNOFFICIAL COPY**

Doc#. 1727601311 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2017 01:27 PM Pg: 1 of 5

Dec ID 20171001632861
ST/CO Stamp 1-959-705-536 ST Tax \$225.00 CO Tax \$112.50

THIS INDENTURE WITNESSETH, That the GRANTOR, Carole J. Guger, as Trustee under the provisions of a deed in trust duly delivered to Carole J. Guger and recorded in pursuance of a certain trust agreement dated August 1, 2016, known as the Carole J. Guger Trust, for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and WARRANTS unto Paul D. Ebeling and Phyllis M. Ebeling, as Co-Trustees of the Paul D. Ebeling and Phyllis M. Ebeling 2008 Revocable Declaration of Trust, of which Paul D. Ebeling and Phyllis M. Ebeling are the sole trustees and of which they are the sole primary beneficiaries (Grantees' Address: 17200 6th Ave., Tinley Park, IL 60487), said beneficial interests of said husband and wife to the homestead property to be held as tenants by the entirety, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 18274 in Heritage Club Condominium, as delineated on a survey of various lots in Heritage Club Villas, being a subdivision of the South 654.00 feet of the South 1/2 of the West 3/4 of the East 1/2 of the Southwest 1/4 of Section 34, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration recorded July 9, 2001, as Document No. 0010601588, as amended from time to time, together with its undivided percentage interest in the common elements.

SUBJECT TO: General real estate taxes for 2017 and subsequent years; covenants, conditions, and restrictions of record; and building lines and easements, if any.

Permanent Real Estate Index Number: 27-34-306-013-1074
Address of Real Estate: 18274 Murphy Circle, Tinley Park, IL 60487

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreements set forth.

Full power and authority is hereby granted to said trustees to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of

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time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon 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 any amendments thereof and binding upon all beneficiaries, (c) that the 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 its, his or their predecessor in trust.

The interest of each beneficiary or beneficiaries under the trust agreements 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, and 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 as aforesaid.

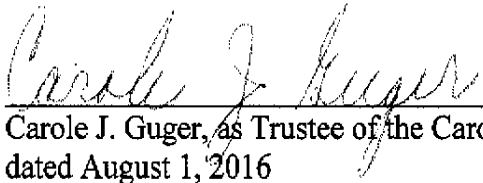
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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

This deed is executed by the Grantor, as Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in her by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

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IN WITNESS WHEREOF, said Grantor has signed this deed this 26th day of September, 2017.



Carole J. Guger, as Trustee of the Carole J. Guger Trust
dated August 1, 2016

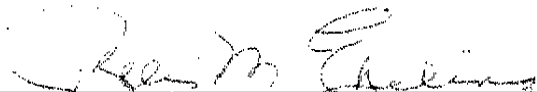
ACKNOWLEDGEMENT & ACCEPTANCE BY TRUSTEES

The Co-Trustees do hereby acknowledge and accept the conveyance of the above-described real estate to them as said Co-Trustees.

Date: September 26, 2017



Paul D. Ebeling, as Co-Trustee of the Paul D. Ebeling and
Phyllis M. Ebeling 2008 Revocable Declaration of Trust



Phyllis M. Ebeling, as Co-Trustee of the Paul D. Ebeling and
Phyllis M. Ebeling 2008 Revocable Declaration of Trust

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COUNTY OF DUPAGE)
) SS.
)

I, Shannon M Woods, a Notary Public in the state aforesaid, DO HEREBY CERTIFY that Carole J. Guger, as Trustee of the Carole J. Guger Trust dated August 1, 2016, personally known to me 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 own free and voluntary act, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of September, 2017.

Shannon M Woods
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Paul D. Ebeling and Phyllis M. Ebeling, as Co-Trustees
of the Paul D. Ebeling and Phyllis M. Ebeling
2008 Revocable Declaration of Trust
18274 Murphy Circle
Tinley Park, IL 60487

AFTER RECORDING, RETURN TO:
Paul D. Ebeling and Phyllis M. Ebeling, as Co-Trustees
of the Paul D. Ebeling and Phyllis M. Ebeling
2008 Revocable Declaration of Trust
18274 Murphy Circle
Tinley Park, IL 60487

PREPARED BY:
Mark C. Shea
Law Office of Mark C. Shea, P.C.
30 S. Stolp Ave., Suite 402
Aurora, IL 60506

Proprietor of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 17PSA537012AU

For APN/Parcel ID(s): 27-34-306-013-1074

UNIT 18274 IN HERITAGE CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF VARIOUS LOTS IN HERITAGE CLUB VILLAS, BEING A SUBDIVISION OF THE SOUTH 654.00 FEET OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION RECORDED JULY 9, 2001 AS DOCUMENT NO. 0010601588, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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