



17354410460

WARRANTY DEED
ILLINOIS STATUTORY
LIVING TRUST

law

Doc# 1735441046 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2017 04:07 PM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2877565

Preparer File: CONCOVER221Kenil
FATIC No.: 2877565



THE GRANTOR(S), SCOTT CONOVER, as Successor Trustee of SUE ANN CONOVER TRUST dated 03/29/2007 AND SCOTT CONOVER, as Successor Trustee of C. STUART CONOVER TRUST dated 03/29/2007, of the City of OAK PARK, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JANICE C. YOUNG as the trustee of the JANICE C. YOUNG TRUST DTD 02/07/1996, and amended and restated 05/23/2011, of 13827 Steeples Rd Lemont, IL 60439 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2017 and subsequent years

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

Permanent Real Estate Index Number(s): 16-07-115-047-1018
Address(es) of Real Estate: 221 N KENILWORTH, UNIT 206, OAK PARK, IL 60302

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other

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First American
Title Insurance Company

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instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.


If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 24th day of November, 2017

By: [Signature]
SCOTT CONOVER, As the trustee of the
SUE ANN CONOVER TRUST DTD 03/29/2007

By: [Signature]
SCOTT CONOVER, As the trustee of the
C. STUART CONOVER TRUST DTD 03/29/2007

Real Estate Transfer Tax	
\$2,288.00	
 Oak Park	www.oak-park.us

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SCOTT CONOVER, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 24th day of November, 2017.



[Signature]
Notary Public



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The foregoing transfer of title/conveyance is hereby accepted by JANICE C. YOUNG of Lemont, Illinois, as Trustee under the provisions of the JANICE C. YOUNG TRUST DTD 02/07/1996.



Janice C. Young
JANICE C. YOUNG, Trustee, as aforesaid

Property of Cook County Clerk's Office

Prepared by:
Joseph R. Julius
5410 Newport Drive Suite 23
Rolling Meadows, IL 60008

Mail to:
MS YOUNG
221 N KENILWORTH #206
OAK PARK, IL 60302

Name and Address of Taxpayer:
MS YOUNG
221 N KENILWORTH #206
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX		05-Dec-2017
	COUNTY:	142.75
	ILLINOIS:	285.50
	TOTAL:	428.25
16-07-115-047-1018	20171101652976 0-964-284-448	



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Exhibit "A" – Legal Description

UNIT 206 IN KENILWORTH TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 9 AND THE NORTH 132 FEET OF LOT 10 IN BLOCK 2 IN KETTLESTRINGS ADDITION TO HARLEM BEING A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST 1/4 SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LAWNSDALE TRUST AND SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE, UNDER TRUST AGREEMENT, DATED JUNE 10, 1971 AND KNOWN AS TRUST NUMBER 5787 AND RECORDED MARCH 6, 1973 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22240167; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

