

# UNOFFICIAL COPY

## DEED IN TRUST



Doc# 1802449153 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2018 02:43 PM PG: 1 OF 4

The GRANTOR, MARY-JEAN A. DETWILER, now known as MARY JEAN A. CARLSON, a single person, of the County of Cook, State of Illinois, for and in consideration of TEN and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto MARY JEAN A. CARLSON, not individually but as Trustee of MARY JEAN A. CARLSON REVOCABLE TRUST AGREEMENT dated December 8, 2017, and any amendments thereto, or her successors in interest, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\*\*\*SEE ATTACHED FOR LEGAL DESCRIPTION\*\*\*

Subject to real estate taxes for 2016 and subsequent years, and all conditions, covenants, restrictions, and easement of record.

P.I.N.: 04-35-307-048-0000

PROPERTY ADDRESS: 1745 DEWES STREET, GLENVIEW, IL 60025

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 property, 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 premises or any part thereof; and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said 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 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and

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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.

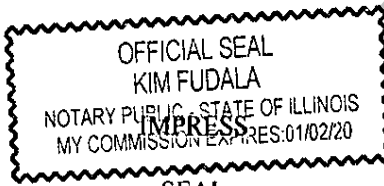
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 8 day of December, 2017.

Mary Jean A. Carlson (SEAL)  
MARY-JEAN A. DETWILER, now known as  
MARY JEAN A. CARLSON



SEAL

HERE

STATE OF ILLINOIS, COUNTY OF COOK, ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY-JEAN A. DETWILER, now known as MARY A. JEAN CARLSON, a single person, 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 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 8th day of December, 2017.

Kim Fudala  
Notary Public

This instrument was prepared by: Brian S. Denenberg, Denkewalter & Angelo, 1835 Rohlwing Rd., Suite D Rolling Meadows, IL 60008

Mail to:  
Brian S. Denenberg  
DENKEWALTER & ANGELO  
1835 Rohlwing Rd., Suite D  
Rolling Meadows, IL 60008

Send subsequent tax bills to:  
Ms. Mary Jean A. Carlson, Trustee  
1745 Dewes St.  
Glenview, IL 60025

This transaction is exempt pursuant to Section 4, Paragraph E of the Real Estate Transfer Tax Act.

Mary Jean A. Carlson 12/8/17  
Grantor, Attorney or Agent Date

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## Legal Description

PARCEL 1: THAT PART OF LOTS 29 THROUGH 31 AND THE WEST 10.00 FEET OF LOT 32 IN BLOCK 2 OF DEWES' ADDITION TO OAKGLEN (EXCEPT THE 4.5 ACRES IN THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN) BEING A SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF SAID SECTION 35 LYING BETWEEN THE CHICAGO, MILWAUKEE AND ST PAUL RAILROAD AND PUBLIC HIGHWAY RUNNING FROM OAK GLEN TO NILES KNOWN AS THE WAUKEGAN ROAD, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 29, THENCE SOUTH 89 DEGREES 38 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 27.03 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 55 SECONDS WEST, A DISTANCE OF 102.90 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 40.06 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 8.07 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 05 SECONDS EAST, A DISTANCE OF 0.98 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.42 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 05 SECONDS WEST, A DISTANCE OF 41.04 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 55 SECONDS EAST, A DISTANCE OF 22.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BROOKWOOD COURTE RECORDED APRIL 22, 1998 AS DOCUMENT NUMBER 98323186.

Clerk's Office

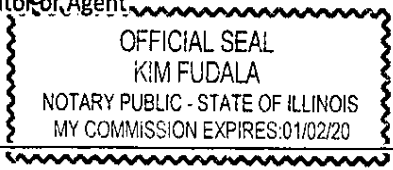
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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: 12/8/17 Signature: Mary-Jean A. Carlson

Grantor or Agent



Subscribed and sworn to before me:

Kim Fudala

Notary Public

12/8/17

Date

The grantee or his 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 12/8/17 Signature: Mary-Jean A. Carlson

Grantor or Agent



Subscribed and sworn to before me:

Kim Fudala

Notary Public

12/8/17

Date

Note: Any person who knowingly submits a false statement concerning the identity of the 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.)