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BT 2210018-00173
TRUSTEE'S DEED (1/1)
(ILLINOIS)



Doc# 1811501004 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/25/2018 09:24 AM PG: 1 OF 5

Shirley D. Sass as Trustee of the Sass Family Trust dated May 13, 2014, of Northbrook, Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, conveys to Willard E. Bransky, as Trustee of the Willard E. Bransky Declaration of Trust date August 17, 2016 of 1355 South Prairie, Unit 1801, Chicago, IL 60605, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described real estate commonly known as 3541 Techny Road, Northbrook, IL 60062, and legally known as:

LOT 5 IN NORTH SHORE ACRES, A SUBDIVISION OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 04-17-301-003-0000
Commonly known as: 3541 Techny Road, Northbrook, IL 60062

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it 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,

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 re-subdivide 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

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REAL ESTATE TRANSFER TAX		24-Apr-2018
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL:	652.50
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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;) that said 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

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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 in 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 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 the exemption of homesteads from sale on execution or otherwise.

SUBJECT, HOWEVER, to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing,

Signature page follows:

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STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Willard E. Bransky, the TRUSTEE for the TRUST NAMED: Willard E. Bransky Declaration of Trust, dated 8/17/16
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on 8/17/16, by the Willard E. Bransky Declaration of Trust, dated 8/17/16
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby ACCEPT this transfer of the Real Property with the following information:

COMMON ADDRESS: 3541 Techway Road, Northbrook IL 60062

PROPERTY IDENTIFICATION #: 04-017-301-003-0000

LEGAL DESCRIPTION: LOT 51N NORTH SHORE ACRES, A SUBDIVISION OF THE WEST HALF OF SECTION 17 AND PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

as conveyed by the attached conveyance instrument type, Trustee's Deed, signed and dated on

the 06 day of April in the year 2018, and now being sought to be recorded

with the Cook County Recorder of Deeds.
(NAME OF COUNTY ABOVE)

Willard E. Bransky by
Power of Attorney, pursuant to

4-10-18

TRUSTEE SIGNATURE ABOVE

DATE SIGNED

power of attorney dated 4/1/18

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".