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TRUSTEE'S DEED (ILLINOIS)



Doc# 1902355013 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2019 09:24 AM PG: 1 OF 5

Above Space for Recorder's Use Only

This Agreement made this 15th day of January, 2019, between **JEAN M. BRADFIELD, TRUSTEE UNDER THE BRUCE A. BRADFIELD 2014 LIVING TRUST DATED MAY 16, 2014**, of 810 Poplar Court, Unit 111, Inverness, Illinois 60010, County of Cook and State of Illinois, Grantor, and **JEAN M. BRADFIELD, TRUSTEE OF THE BRUCE A. BRADFIELD FAMILY TRUST**, of 810 Poplar Court, Unit 111, Inverness, Illinois 60010, Grantee.

WHEREAS, Grantor is the duly acting Trustee of the **BRUCE A. BRADFIELD 2014 LIVING TRUST**, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as Trustee, in consideration of the sum of (\$10.00) Ten and No/100 dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey a quit claim unto the Grantee, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

UNIT 111 IN THE ESTATES AT INVERNESS RIDGE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1, IN THE ESTATES AT INVERNESS RIDGE--UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2000 AS DOCUMENT NO. 001-01292526, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2002 AS DOCUMENT NO. 002-1080525, AS AMENDED FROM TIME TO TIME, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **01-24-100-063-1119**

Address(es) of real estate: 810 Poplar Court, Unit 111, Inverness, Illinois 60010

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TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises. TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Successor 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 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, streets, 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 inquire 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 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 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 instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into 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 person 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.

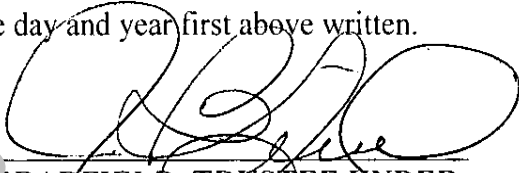
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal per the Trust Agreement, the appointed Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

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The Grantor hereby waives and releases 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.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, hereunto set her hand and seal the day and year first above written.



**JEAN M. BRADFIELD, TRUSTEE UNDER
THE BRUCE A. BRADFIELD 2014 LIVING
TRUST DATED MAY 16, 2014**

Property of Cook County Clerk's Office

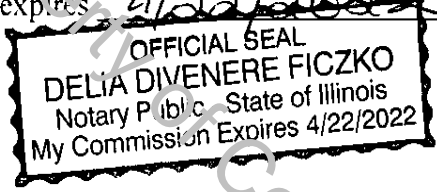
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STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JEAN M. BRADFIELD**, 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 such or Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of January, 2019

Commission expires 4/22/2022



Delia Divenere Ficzkow
NOTARY PUBLIC

This instrument was prepared by: John Pankau, Esq., Pankau Law PC, 105 E. Irving Park Road, Itasca, Illinois 60143

MAIL TO:
John Pankau, Esq.
Pankau Law, P.C.
105 E. Irving Park Rd.
Itasca, Illinois 60143

SEND SUBSEQUENT TAX BILLS TO:
Jean M. Bradfield, Trustee
810 Poplar Court, Unit 111
Inverness, Illinois 60010

Properly Cook County Clerk's Office

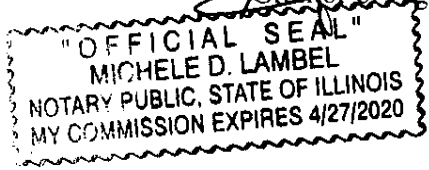
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 January 15, 20 19 Signature: _____
Grantor or Agent

Subscribed and sworn to before
Me by the said John Parham
this 15th day of January,
20 19.

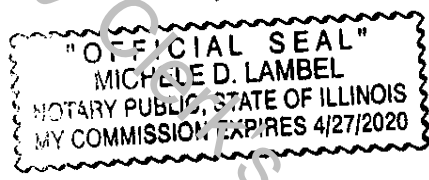


NOTARY PUBLIC M D Lambel

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 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.

Date January 15, 20 19 Signature: _____
Grantee or Agent

Subscribed and sworn to before
Me by the said John Parham
This 15th day of January,
20 19.



NOTARY PUBLIC M D Lambel

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)