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Doc#: 1914933452 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/29/2019 01:54 PM Pg: 1 of 5

Prepared by:

Stephanie D. Uhler
Simon, Lapidos & Uhler, LLC
4709 W. Golf Road, Suite 475
Skokie, IL 60076

Dec ID 20190501683855
ST/CO Stamp 1-540-435-872 ST Tax \$800.00 CO Tax \$400.00

After Recording Return to:
Joel S. Hyman
1411 McHenry Road, Suite 125
Buffalo Grove, IL 60089

JP THE 19-001890 (D)

TRUSTEE'S DEED Statutory (Illinois)

THIS INDENTURE, made this 23rd day of May, 2019 between Leon G. Robinson, Jr., as Trustee of the Leon G. Robinson Revocable Trust dated May 12, 2000, party of the first part, and Stanton J. Rowe and Chiyo I. Rowe, as Trustees of the Rowe Family Trust dated May 6, 2010 and any amendments thereto, party of the second part.

WITNESSETH, that said party of the first part in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: 1317 Lyons, Evanston, Illinois
P.I.N.: 10-13-219-021-0000

TO HAVE AND TO HOLD the same unto said party of the second part, forever.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any and general real estate taxes not due and payable at the time of Closing.

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 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.

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.

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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 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 now or in the future, 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 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

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such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

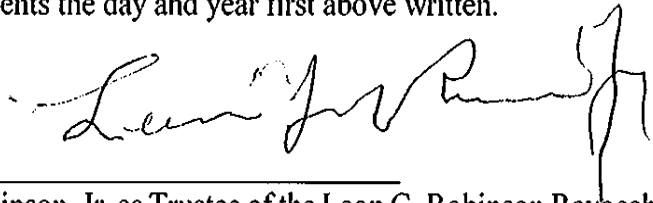
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

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IN WITNESS WHEREOF, said party of the first has caused her seal to be hereto affixed, and has caused her name to be signed to these presents the day and year first above written.



Leon G. Robinson, Jr. as Trustee of the Leon G. Robinson Revocable Trust dated May 12, 2000

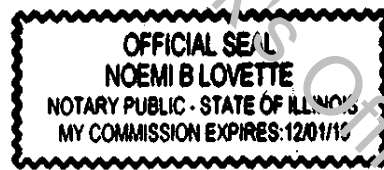
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Leon G. Robinson, Jr. as Trustee as aforesaid, 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 and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23 day of May, 2019.



Notary Public



Send Subsequent Tax Bills to:
Stanton J. Rowe and Chiyo I. Rowe, as Trustees
1317 Lyons Street
Evanston, IL 60201

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Exhibit "A" - Legal Description

The West 54 Feet Of Lots 11 And 12 In Resubdivision Of That Part Of Block 2 In Lyons, Gilbert And Woodfords Addition To Evanston Lying North Of Lyons Street In Northeast $\frac{1}{4}$ Of Section 13, Township 41 North, Range 13, East Of The Third Principal Meridian, In Cook County, Illinois.

Note for Information: The property is commonly known as:
1317 Lyons Street, Evanston, IL 60201

Permanent Index Number: 10-13-219-021-0000

Property of Cook County Clerk's Office