

UNOFFICIAL COPY

Doc#: 1915508019 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/04/2019 09:38 AM Pg: 1 of 3

DEED IN TRUST

The GRANTOR, KATHLEEN P. BROWN, divorced, not since remarried and not a party to a civil union, of the Village of Morton Grove, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to KATHLEEN PATRICIA BROWN, Trustee, of 2625 W. Jarlath St., Chicago, IL 60645

Dec ID 20190501689878
ST/CO Stamp 1-363-685-280
City Stamp 1-899-098-016

under the terms and provisions of the KATHLEEN PATRICIA BROWN TRUST, dated the 25th day of January, 2019, as amended from time to time, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate: (please see attached Legal Description)

Legal Description:

LOT 32 IN OLIVER SALINGER AND COMPANY'S KENILWORTH ROCKWELL ADDITION TO ROGERS PARK, BEING A SUBDIVISION IN THE EAST 6-2/3RDS ACRES OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 10-25-426-011-0000
Address of Real Estate: 2625 W. Jarlath St., Chicago, IL 60645

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 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 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 instrument 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.

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.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

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The Grantor hereby waives and releases any and all right title, interest, 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 25th day of January 2019

Kathleen P. Brown
KATHLEEN P. BROWN

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 **KATHLEEN P. BROWN**, divorced, not since remarried and is not a party to a civil union 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 hierfree 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 25 day of January, 2019

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

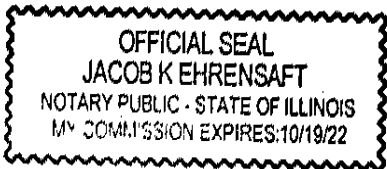
TRUSTEE ACCEPTANCE

The Grantee, **KATHLEEN PATRICIA BROWN**, personally known to me to be the TRUSTEE of the **KATHLEEN PATRICIA BROWN TRUST**, dated January 25, 2019, hereby acknowledges and accepts this conveyance into said trust.

Kathleen Patricia Brown

KATHLEEN PATRICIA BROWN, as TRUSTEE of the **KATHLEEN PATRICIA BROWN TRUST**, dated January 25, 2019, as amended from time to time.

State of Illinois, County of Cook SS.



I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KATHLEEN PATRICIA BROWN** personally known to me to be the TRUSTEE of the **KATHLEEN PATRICIA BROWN TRUST**, dated January 25, 2019, as amended from time to time, aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such TRUSTEE, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal, this 25 day of January, 2019

Commission expires 10/19/22
Jacob K Ehrensaft
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

January 25, 2019
Dated

Jacob K Ehrensaft
Attorney for Grantor

Prepared by & Mail To: **Jacob K. Ehrensaft**
LAW OFFICES OF JACOB K EHRENSAFT LLC
241 Golf Mill Professional Building, STE 800
Niles, IL 60714

Send subsequent tax bills to:
KATHLEEN P. BROWN
2625 W. Jarlath St.
Chicago, IL 60645-1422

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STATEMENT BY GRANTOR AND GRANTEE

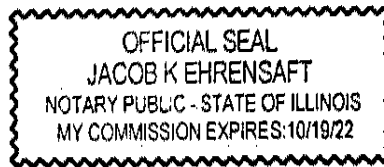
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: January 25, 2019

Signed: Kathleen P. Brown
Grantor, **KATHLEEN P. BROWN**, individually

Subscribed and sworn to before me on

January 25, 2019
Jacob K Ehrensaft
Notary Public



The grantee or his or her 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: January 25, 2019

Signed: Kathleen Patricia Brown
Grantee, **KATHLEEN PATRICIA BROWN**, as
Trustee of the **KATHLEEN PATRICIA
BROWN TRUST**, dated **January 25, 2019**,
as amended from time to time.

Subscribed and sworn to before me on

January 26, 2019
Jacob K Ehrensaft
Notary Public

