

UNOFFICIAL COPY

Trustee's Deed and Deed In Trust

THIS INDENTURE made as of this 14th day of May, 2019, between MARGUERITE L. NELSON, not individually but as Successor Trustee of the Joan C. Nelson trust agreement dated March 10, 2006, of 1327 E. Washington St., Unit 501, Des Plaines, Cook County, Illinois 60016, party of the first part, and MARGUERITE L. NELSON, not individually but as Trustee of the Marguerite L. Nelson trust agreement dated March 10, 2006, 1327 E. Washington St., Unit 501, Des Plaines, Cook County, Illinois 60016 (hereinafter referred to as "said trustee" regardless of the number of trustees), party of the second part



Doc# 1917622013 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2019 09:49 AM PG: 1 OF 6

(The above space for Recorder's use only)

WITNESSETH, That said party of the first part, in consideration of the sum of ten and no/100s Dollars, and other good and valuable considerations in hand paid does hereby convey and quit claim unto said party of the second part, all right, title and interest owned by the party of the first part in the following described real estate, situated in Cook County, Illinois, to-wit:

PARCEL 1: Unit 501 in Park Laurel Condominiums as delineated on a survey of the following described real estate:

Lots 1 through 25 both inclusive, in Block 1, in Ira Brown's Addition to Des Plaines, in the East Half of Section 17, Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded May 10, 1873, as Document No. 101568, in Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded October 3, 2001, as Document Number 0010920468, and as amended from time to time together with its undivided percentage interest in the common elements.

PARCEL 2: The exclusive right of use of limited common elements known as Garage Space G-40, Garage Space G-47, Storage Space S-40 and Storage Space S-47.

Exempt deed or instrument
eligible for recording
without payment of tax.
09-17-401-039-1028
Ira Brown 6/14/19
City of Des Plaines

S
P
S
M
SC
E
INT

REAL ESTATE TRANSFER TAX

25-Jun-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-17-401-039-1028

| 20190601612598 | 1-261-895-584

UNOFFICIAL COPY

Permanent Property Index No. 09-17-401-039-1028

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 45
REAL ESTATE TRANSFER TAX ACT

Address: 1327 East Washington Street, Unit 501, Des Plaines, IL 60018

B. Wall 5/14/19
Buyer, Seller Representative

together with the tenements and appurtenances thereunto belonging.

Subject to: General real estate taxes not due and payable at the time hereof; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

TO HAVE AND TO HOLD the said property unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part upon the trusts 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 property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to 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 property 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 trustees; 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 property 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 property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to

UNOFFICIAL COPY

the application of any purchase money, rent, or money borrowed or advanced on said property, 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 instruments, (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, the 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 to 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms of said deed or deeds in trust delivered to said trustees in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

The said party of the first part does hereby expressly waive and release any right or benefit of the party of the first part pursuant to any statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has hereto set her hand and seal on the day and year first above written.

Marguerite L. Nelson

Marguerite L. Nelson, not individually but as Successor Trustee under the Joan C. Nelson trust agreement dated March 10, 2006

The trustee of the Marguerite L. Nelson trust agreement dated March 10, 2006, hereby accepts the real estate conveyed by this deed.

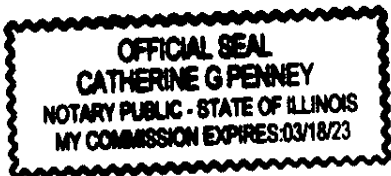
Marguerite L. Nelson

Marguerite L. Nelson, trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Catherine G. Penney, a notary public in and for said County, in the state aforesaid, do hereby certify that MARGUERITE L. NELSON, 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, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal on May 14, 2019.



Catherine G. Penney
Notary Public

This instrument was prepared by Bernard T. Wall, Harrison Held Carroll & Wall, LLP, Suite 1700, 333 West Wacker Drive, Chicago, Illinois 60606-1247.

UNOFFICIAL COPY

Mail to:

Bernard T. Wall
Harrison Held Carroll & Wall, LLP
333 West Wacker Drive
Suite 1700
Chicago, Illinois 60606

Mail subsequent tax bills to:

Marguerite L. Nelson, Trustee
1327 E. Washington St., Unit 501
Des Plaines, IL 60016

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 5/14/2019

SIGNATURE: B. Wall
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

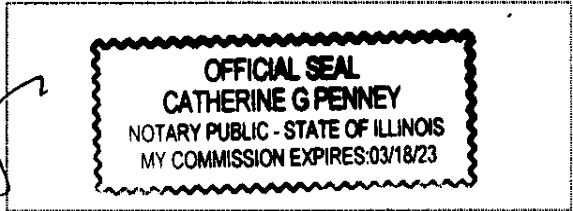
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 5/14/2019

NOTARY SIGNATURE: Catherine G Penney

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5/14/2019

SIGNATURE: B. Wall
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

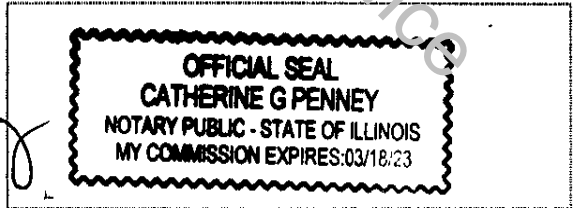
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 5/14/2019

NOTARY SIGNATURE: Catherine G Penney

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)