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TRUSTEE'S DEED IN TRUST ILLINOIS STATUTORY

Doc#: 1931055040 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/06/2019 09:52 AM Pg: 1 of 2

Dec ID 20191001632002
ST/CO Stamp 1-562-927-456 ST Tax \$1,630.00 CO Tax \$815.00

19GSA557097MH

THE GRANTOR, ERIN C. MCNAUGHTON, as Trustee of the Erin C. McNaughton Revocable Trust dated August 14, 2017, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants unto:

KAREN B. PANSING, as Trustee or her Successors in Trust under The Karen B. Pansing Revocable Trust dated November 15, 2010, whose address is 4454 Clausen Avenue, Western Springs, Illinois 60558, the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 4 IN BLOCK 10 IN FIELD PARK, BEING A SUBDIVISION OF THE WEST FIVE EIGHTS OF THAT PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 12, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD AND THAT PART OF THE EAST 1638,7 FEET OF THE WEST 1886.2 FEET OF THE SOUTHWEST QUARTER AND SECTION 32, TOWNSHIP 39 NORTH, RANGE 12, LYING SOUTH OF THE NAPERVILLE ROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 22, 1917, AS DOCUMENT NO. 6138586, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of Closing; (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 18-05-111-011-0000

Address of Real Estate: 4040 Ellington Ave., Western Springs, IL 60558

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 praesenti or 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 99 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

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

And the said grantors 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 28th day of October 2018.

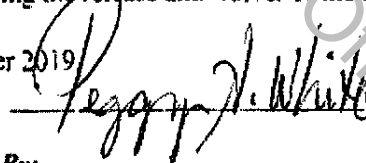
 (SEAL)

ERIN C. MCNAUGHTON, as Trustee of the Erin C. McNaughton Revocable Trust dated August 14, 2017

State of Illinois, County of Cook) ss:

Peggy A. White, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT **ERIN C. MCNAUGHTON, as Trustee of the Erin C. McNaughton Revocable Trust dated August 14, 2017**, 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 her free 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 notarial seal, this 28th day of October 2019

 (Notary Public)

Prepared By:

Joseph R. Barbaro
Attorney at Law

9760 South Roberts Road, Suite 2A
Pales Hills, Illinois 60465

OFFICIAL SEAL
PEGGY A WHITE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/03/23

Mail To:

Michael J. Duggan
Attorney at Law
107 S. Grant Street #3
Hinsdale, Illinois 60521

Name & Address of Taxpayer:

Karen B. Pansing Trust
4040 Ellington Avenue
Western Springs, Illinois 60558

REAL ESTATE TRANSFER TAX

04-Nov-2019



COUNTY:	815.00
ILLINOIS:	1,630.00
TOTAL:	2,445.00

18-05-111-011-0000 | 20191001632002 | 1-562-927-456