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This instrument prepared by:
Donald A. Smith
241 Golf Mill Professional Building, Suite 800
Niles, IL 60714

Doc#: 2018816072 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/06/2020 12:29 PM Pg: 1 of 2

Mail future tax bills to:
Anna Capozzi
2617 Spruce St.
River Grove, IL 60171

Dec ID 20200501681496
ST/CO Stamp 0-973-569-248 ST Tax \$240.00 CO Tax \$120.00

Mail this recorded instrument to:
Stephen DiSilvestro
5231 N. Harlem Ave.
Chicago, IL 60656-1875

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, **Karen Hamm**, of the City of River Grove, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto **Anna Maria Capozzi**, Trustee under Trust Agreement dated June 4, 2013 and known as Trust Number 2547, of 2547 Newland, Chicago, IL 60707 the following described real estate in the County of COOK and State of Illinois, to wit:

LOT 32 IN BLOCK 10 IN WALTER G. MCINTOSH CO.'S RIVER PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 27 AND 34, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT NUMBER 8944974 IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-27-405-023-0000
Property Address: 2617 Spruce St., River Grove, IL 60171

together with the tenements and appurtenances thereunto belonging.

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, to pledge or otherwise to 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 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)

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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, her, 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.

THIS IS NOT HOMESTEAD PROPERTY.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 21st day of MAY, 2020.

Karen Hamm
Karen Hamm

Property of Cook County Clerk's Office

STATE OF Illinois) I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO
COUNTY OF COOK) SS HEREBY CERTIFY that Karen Hamm, 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 purposed therein set forth.

Given under my hand and Notarial Seal this 21st day of MAY, 2020.

Donald A. Smith
Notary Public

My commission expires: January 8, 2021

