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Doc#: 2031338022 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 09:44 AM Pg: 1 of 4

20029228NC DG 1 of 2

*This Instrument Prepared by and After
Recording Sent to:*

Michael P. Sandusky, Esq.
Reed Smith LLP
10 South Wacker Drive
Suite 4000
Chicago, IL 60606

Dec ID 20201001615089
ST/CO Stamp 0-654-224-864 ST Tax \$720.00 CO Tax \$360.00

TRUSTEE'S DEED IN TRUST

FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 9 day of October, 2020, between John A. Miller, not individually but as Successor Trustee of the Iris A. Miller Revocable Trust dated December 31, 1989, as amended, whose mailing address is 1235 Westmoor Road, Winnetka, Illinois. (the "**Grantor**") and Neury Dias De Freitas and Patricia Burmeister Pires De Freitas, not individually but as Co-Trustees of The Freitas Family Living Trust U/A dated April 10, 2019, whose mailing address 195 N. Harbor Drive, Unit 5103, Chicago, IL 60601 ("**Grantees**").

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, do hereby convey and warrant unto Grantees, in fee simple, all right, title and interest in the following described real estate, situated in Cook County and State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the correct use and enjoyment of the real estate and general real estate taxes not yet due and payable at the time of the closing.

FULL POWER AND AUTHORITY is hereby granted to said Co-Trustees 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 resubdivide 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 each successor or successors in trust all of the title, estate, powers and authorities vested in said Co-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 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

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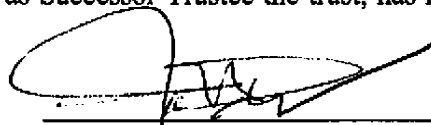
upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion 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 co-trustees 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 Co-Trustees, 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 Co-Trustees, 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 Co-Trustees 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 Co-Trustees were duly authorized to execute 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, duties and obligations of its, his, her or their predecessor in trust.

[Signature Page to Follow]

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IN WITNESS WHEREOF, the Grantor, as Successor Trustee the trust, has hereunto set his hand the day and year first above written.




John A. Miller, not individually but as
Successor Trustee of the Iris A. Miller
Revocable Trust U/A/D December 31, 1989

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John A. Miller, as Successor Trustee of the Iris A. Miller Revocable Trust U/A/D December 31, 1989, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such Successor Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of October, 2020.

Commission expires 8/3/2023


Notary Public



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EXHIBIT "A"

Legal Description

LOT 9 IN WESTMOOR TRAIL SUBDIVISION OF LOT 8 (EXCEPT THE WEST 757 FEET OF THE EAST 958 FEET THEREOF) IN HIGGINS ESTATE SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 175 FEET (EXCEPT THE WEST 500 FEET OF THE EAST 708 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property:

1373 Westmoor Trail
Winnetka, Illinois 60093

Permanent Real Estate Index Number: 05-18-402-062-0000

Send subsequent tax bills to:

The Freitas Family Living Trust
1373 Westmoor Trail
Winnetka, Illinois 60093