

# UNOFFICIAL COPY

Doc# 2100813165 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/08/2021 11:34 AM Pg: 1 of 4

**PREPARED BY:**

Catherine M. Wifler  
Wifler Law Group, PC  
103 W. Gilmer Road  
Hawthorn Woods, IL 60047

Dec ID 20201201676571

ST/CO Stamp 0-231-102-432 ST Tax \$440.00 CO Tax \$220.00

**MAIL TAX BILL TO:**

Carol Blake  
David Blake  
4252 Linden Tree Lane  
Glenview, IL 60026

Chicago Title

**MAIL RECORDED DEED TO:**

Karen Patterson  
2400 Ravineway # 200  
Glenview IL 60025

## EXECUTOR'S DEED

THE GRANTOR, JUDITH SWIENTON, AS APPOINTED INDEPENDENT EXECUTOR OF THE ESTATE OF ELLEN ABRAMSON, for and in consideration of FOUR HUNDRED FORTY THOUSAND DOLLARS AND NO CENTS (\$440,000.00) and other good and valuable consideration, in hand paid, GRANTS, SELLS, AND CONVEYS to CAROL BLAKE AND DAVID BLAKE, wife and husband, of Winnetka, Illinois, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest of the decedent in the following described real estate situated in the County of COOK, State of Illinois, to wit:

**PARCEL 1:**

4252 LINDEN TREE LANE - DWELLING UNIT 2 - LOT 6 EAST HALF OF LOT 6 IN LINDEN TREE DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539192, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR UNINTENTIONAL ENCOACHMENTS, SUPPORT, AND ACCESS AS GRANTED BY ARTICLES 2.1, 2.3 AND 2.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR LINDEN TREE LANE HOMEOWNERS ASSOCIATION RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539193.

Permanent Index Number(s): 04-29-100-341-0000

Property Address: 4252 Linden Tree Ln., Glenview, IL 60026-1224

Subject, however, to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

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.

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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) 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

NOT HOMESTEAD PROPERTY AS TO GRANTOR.



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 20GNW119268VH

For APN/Parcel ID(s): 04-29-100-341-0000 and

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PARCEL 1: 4252 LINDEN TREE LANE -

DWELLING UNIT 2 - LOT 6 EAST HALF OF LOT 6 IN LINDEN TREE DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539192, IN COOK COUNTY, ILLINOIS.

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