



21048190240

This instrument was prepared by and after recording mail to:

Jay P. Tarshis
Saul Ewing Arnstein & Lehr LLP
161 North Clark Street, Suite 4200
Chicago, IL 60601

Doc# 2104819024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2021 10:57 AM PG: 1 OF 5

Mail Subsequent Tax Bills to:

Thomas H. Penn
Sally G. Hebson
4270 Circle Rd
Tonka Bay MN
55331

DEED IN TRUST

THIS INDENTURE made this 27th day of January, 2021 by and between the GRANTORS, SALLY G. HEBSON, aka SALLY GRATHWOL HEBSON (hereinafter SALLY G. HEBSON) and THOMAS H. PENN, husband and wife of Hennepin County, Minnesota AND the GRANTEES, Sally G. Hebson, not individually and Thomas H. Penn, not individually but as co-trustees of the SALLY G. HEBSON TRUST dated December 29, 2020 as to an undivided one-half (1/2) interest and Thomas H. Penn, not individually and Sally G. Hebson, not individually but as co-trustees of the THOMAS H. PENN TRUST dated December 29, 2020 as to an undivided one-half (1/2) interest, residing at Hennepin County, Minnesota.

WITNESSETH, that said Grantors, in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, and other good valuable consideration in hand paid, does hereby convey and warrant unto said Grantees and unto all and every successor or successors in trust under said agreement, the Grantors interest in the following described real property situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO.

Permanent Real Estate Index Number: 10-14-105-017-0000

Address of Real Estate: 9534 LAWNSDALE AVENUE, EVANSTON, ILLINOIS 60203

TO HAVE AND TO HOLD the real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreements set forth.

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

1-27-2021
Date

Sally G. Hebson
Grantor, Grantee or Agent

REAL ESTATE TRANSFER TAX

17-Feb-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

10-14-105-017-0000 | 20210201635853 | 0-307-164-175

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence praesenti or in the future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of each of the trusts have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said Trust Agreement were 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 his, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that Trustees, nor his successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed in Trust or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such personal liability being hereby expressly waived and released. In addition, said parties shall not incur personal liability for any contract, obligation or indebtedness incurred or entered into in his/her name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed in Trust.

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The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only as provided in the Trust Agreement, and such interest is hereby declared to be personal property, and no beneficiary under such Trust Agreement shall have any title or interest, legal or equitable, in or to said real estate, the intention hereof being to vest in said Trustees, the entire legal and equitable title in fee simple, in and to the real estate above described.

And the 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 exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the aforesaid Grantors have caused this Deed in Trust to be executed the day and year first written above.

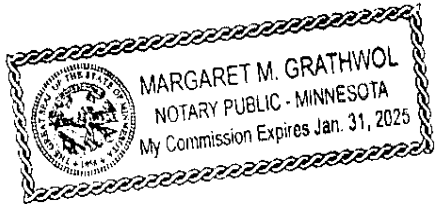
Sally G. Hebson
SALLY G. HEBSON, a/k/a SALLY GRATHWOL
HEBSON

Thomas H. Penn
THOMAS H. PENN

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Sally G. Hebson a/k/a Sally Grathwol Hebson and Thomas H. Penn, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of January, 20 21



Margaret M. Grathwol
Notary Public

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EXHIBIT A

Legal Description

LOT 4 IN D.F. CURTIN'S SEVENTH ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION OF LOT 1 OF OWNERS DIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-14-105-017-0000

ADDRESS OF REAL ESTATE: 9534 LAWDALE AVENUE, EVANSTON, ILLINOIS 60203

Property of Cook County Clerk's Office

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: 10-14-105-017-0000	
ADDRESS: 9534 LAWDALE AVE	
14938	\$ 25.00

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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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: January 27, 2021

By: Sally G. Hebrar
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor/Agent this 27th day
of January, 2021.

Notary Public Margaret M. Grathwol



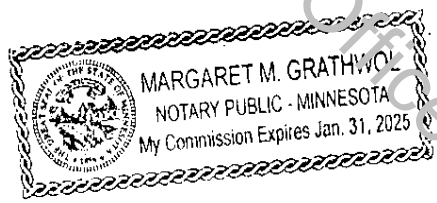
The **Grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 27, 2021

By: Sally G. Hebrar
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee/Agent this 27 day
of January, 2021.

Notary Public Margaret M. Grathwol



Note: 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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)