

# UNOFFICIAL COPY

**This instrument prepared by:**


Paul S. Motin  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, IL 60068

**Mail future tax bills to:**

Anna L. Peterson, Trustee  
1685 Mill Street, Unit 608  
Des Plaines, Illinois 60016

**Mail this recorded instrument to:**

Paul S. Motin  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, IL 60068

  
\*2114440001D\*  
Doc# 2114440001 Fee \$93.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 05/24/2021 10:16 AM PG: 1 OF 4

## TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that the Grantor, ANNA L. PETERSON (f/k/a ANNA LICHT and ANN LICHT), as Trustee under the provisions of THE ANN LICHT TRUST DATED THE 28<sup>TH</sup> DAY OF MAY, 1999, of 1685 Mill Street, Unit 608, Des Plaines, Illinois 60016 for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, conveys and warrants unto ANNA L. PETERSON, as Trustee of the ANNA L. PETERSON TRUST, DATED MARCH 19, 2021, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 608 together with its undivided percentage interest in the common elements in Mill Run Condominium as delineated and defined in the Declaration recorded as document number 95806568, in Section 16, Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number(s): 09-16-304-018-1048

Property Address: 1685 Mill Street, Unit 608, Des Plaines, Illinois 60016

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

*S. Blum* 4/9/2021  
City of Des Plaines

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together with the tenements and appurtenances thereunto belonging.

**To Have and To Hold** the said premises with the appurtenances upon the trust 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

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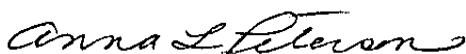
reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases 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 trust, 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 hereby expressly waives and releases 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 19<sup>th</sup> day of March, 2021.



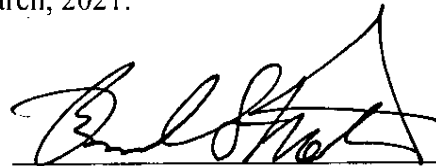
**ANNA L. PETERSON (f/k/a ANNA LICHT and ANN LICHT),**  
**as Trustee of THE ANN LICHT TRUST DATED 28<sup>TH</sup> DAY OF MAY, 1999**

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STATE OF ILLINOIS                    ) <sup>u</sup>  
   ) ss.  
 COUNTY OF COOK                    )

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that ANNA L. PETERSON (f/k/a ANNA LICHT and ANN LICHT), 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.

Given under my hand and notarial seal, this 19<sup>th</sup> day of March, 2021.

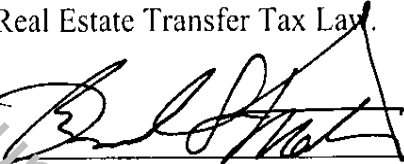
  
 \_\_\_\_\_  
 Notary Public



My commission expires: 6/17/2023



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

3/19/2021  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Representative *ATTY*

<b>REAL ESTATE TRANSFER TAX</b>		13-May-2021
		<b>COUNTY:</b> 0.00
		<b>ILLINOIS:</b> 0.00
		<b>TOTAL:</b> 0.00
09-16-304-018-1048   20210401699116   1-419-415-824		

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 1 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT *AMY*

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi

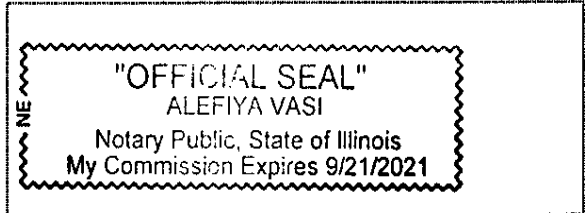
By the said (Name of Grantor): Please refer below \*\*

On this date of: 4 | 1 | 2021

NOTARY SIGNATURE: Alefiya Vasi

**\*\*ANNA L. PETERSON (1/X) a ANNA LICHT and ANN LICHT**, as Trustee under the provisions of **The Ann Licht Trust dated the 28<sup>th</sup> day of May, 1999**

AFFIX NOTARY STAMP BELOW



The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 1 | 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT *AMY*

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi  
ANNA L. PETERSON, as Trustee of the

By the said (Name of Grantee): ANNA L. PETERSON TRUST,

DATED MARCH 19, 2021

On this date of: 4 | 1 | 2021

NOTARY SIGNATURE: Alefiya Vasi

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))