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Cook County Recorder 27.50



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COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE

**WARRANTY DEED IN TRUST**

The GRANTOR,

KAREN M. HYNOUS (f/k/a Karen M. Corbin), an unmarried woman,  
of 7100 West 95th Street, Oak Lawn, IL 60453

for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to,

The GRANTEE,

KAREN M. CORBIN-HYNOUS and LAWRENCE M. CORBIN, as Co-Trustees (and their successors)  
of the KAREN M. CORBIN-HYNOUS REVOCABLE TRUST,  
under trust agreement dated November 23, 1999,

with the address of 7100 West 95th Street, Unit 304, Oak Lawn, IL 60453  
the following described Real Estate situated in Cook County, State of Illinois, to wit:

**SEE LEGAL ATTACHED**

Permanent Real Estate Index No: 24-06-301-045-1062  
Address of Real Estate: 7100 West 95th Street / Unit 304  
Oak Lawn, IL 60453


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 above.

Full power and authority is hereby granted to said trustee to improve, manage, and protect, 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 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, 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 hereof.

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 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 is 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 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 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 subject to the terms of said trust agreement set forth above.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and Seal this 23<sup>rd</sup> day of November 1999.


  
Karen M. Corbin-Hynous (f/k/a Karen M. Corbin)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that KAREN M. CORBIN-HYNOUS (f/k/a Karen M. Corbin), is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23<sup>rd</sup> day of November 1999.

  
Notary Public

Exempt under provisions of Paragraph (E)  
Section 4, Real Estate Transfer Act.

Date: 11-22-99 Representative 

This instrument was prepared by: Joseph A. Zarlengo, of Zarlengo Planera & Zaluda, 4440 Lincoln Highway, Suite 301, Matteson, Illinois 60443

**AFTER RECORDING:**

Mail to:

Joseph A. Zarlengo, Esq.  
4440 Lincoln Highway / Suite 301  
Matteson, IL 60443

Send subsequent tax bill to:

Mr. Lawrence M. Corbin  
13250 S. 80 th Court  
Palos Park, IL 60464



**LEGAL DESCRIPTION**

UNIT 304 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN CAGO DEVELOPMENT, 95<sup>TH</sup> STREET AND NOTTINGHAM AVENUE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY THE FIRST NATIONAL BANK OF EVERGREEN PARK, AS TRUSTEE UNDER TRUST NUMBER 2577 RECORDED AS DOCUMENT NUMBER 22788882 IN COOK COUNTY, ILLINOIS; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **24-06-301-045-1032**

Address of Real Estate: **7100 West 95 th Street  
Unit 304  
Oak Lawn, IL 60453**

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated November 23<sup>rd</sup>, 1999

Signature: [Handwritten Signature] Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME this 23<sup>rd</sup> day of November 1999.



[Handwritten Signature] Notary Public

The grantee or his 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 November 23<sup>rd</sup>, 1999

Signature: [Handwritten Signature] Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME this 23<sup>rd</sup> day of November 1999.



[Handwritten Signature] Notary Public

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 a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).