

# UNOFFICIAL COPY

ILLINOIS  
WARRANTY DEED IN TRUST  
FROM INDIVIDUALS  
TO JOINT INDIVIDUAL TRUSTEES

0010054831

8662/0225 02 001 Page 1 of 5  
2001-01-22 15:02:30  
Cook County Recorder 29.50



0010054831

THIS INDENTURE WITNESSETH, that the Grantors, JOHN P. HILLEGONDS and EVERDEAN HILLEGONDS, married to each other of the County of Cook and State of Illinois for and in consideration of \$10.00, and other good and valuable considerations in hand paid, Convey and Warrant unto JOHN HILLEGONDS and EVERDEAN HILLEGONDS as Joint Trustees of Living Trust #H3-17960-00 dated 10/20/00 the following described real estate in the County of Cook and State of Illinois:

**DESCRIBED ON THE LEGAL DESCRIPTION RIDER, WHICH RIDER IS ATTACHED TO AND MADE A PART OF THIS DEED.**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter and in said trust agreement set forth, SUBJECT TO:

1. Covenants, conditions and restrictions of record;
2. Private and public easements;
3. Public and private roads and highways and easements pertaining thereto;
4. Building and zoning laws and ordinances including building lines and use and occupancy restrictions;
5. Rights of way of drainage and tiles, ditches, feeders and laterals, if any;
6. Special assessments of record or confirmed after the date hereof, and
7. General real estate taxes for current and subsequent years.

**THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.**

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

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, 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 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 in praesenti or in 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

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SECTION 4, REAL ESTATE TAX ACT. TAX ACT. 12/14/00  
DAVE BUYER, SELLER OR REPRESENTATIVE

SW  
BY  
MPS  
CW

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 or 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 to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust 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 Registrar of Titles 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 trust created by this indenture and 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, was fully 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 or their predecessor in trust.

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 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, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this date.

DATED: 12/13/00

John P. Hillegonds (SEAL)  
JOHN P. HILLEGONDS

Everdean Hillegonds (SEAL)  
EVERDEAN HILLEGONDS

# UNOFFICIAL COPY

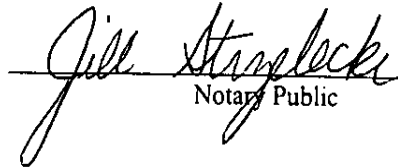
STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

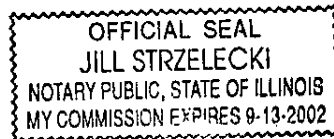
10054831

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN P. HILLEGONDS and EVERDEAN HILLEGONDS, married to each others, 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 the undersigned, sealed and delivered the said instrument as the undersigneds' free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under their hands and official seals, this date.

DATED: 12/13/00

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



**Mail to:**

William W. Winterhoff  
Winterhoff & Assoc. Ltd.  
3344 Ridge Road  
Lansing, IL 60438

**This instrument prepared by:**

William W. Winterhoff  
Winterhoff & Assoc. Ltd.  
3344 Ridge Road  
Lansing, IL 60438

# UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

10054831

TO DEED DATED 12/13/00

1. LEGAL DESCRIPTION

—LOT THIRTY EIGHT -----(38)-----

In Block Four (4), in OAK GLEN GARDENS ADDITION, being a Subdivision of certain lands in the West Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section 31, Town 35 North, Range 15, East of the Third Principal Meridian, bounded by a line described as follows: Beginning at a point on the West line of said Section, which point is 330 feet South of the Northwest corner thereof, thence running South 0 degrees 0 minutes East along said West line for a distance of 1233.37 feet, thence running South 89 degrees 50 minutes East for a distance of 233.10 feet thence running South 0 degrees 0 minutes East for a distance of 256.8 feet, thence running South 82 degrees, .04 minutes East for a distance of 436.55 feet, thence running North 0 degrees .03 minutes East for a distance of 1550.8 feet, thence running North 89 degrees 56 minutes 30 seconds West for a distance of 666.3 feet to a point of beginning.

2. PIN # 30-31-102-046-0000

3. PROPERTY ADDRESS 17960 Glen Oak Avenue  
Lansing, IL 60438

STATEMENT BY GRANTOR AND GRANTEE

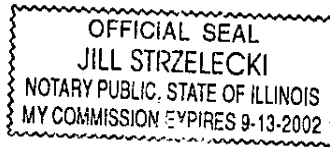
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12/13/00

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 13th day of December, 2000

Jill Strzelecki
Notary Public



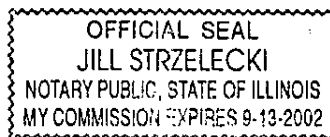
The Grantee or his Agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

DATED: 12/13/00

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 13th day of December, 2000

Jill Strzelecki
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)