

UNOFFICIAL COPY

0011069163

99/11/0055 10 001 Page 1 of 4

2001-11-14 11:33:48

Cook County Recorder

27.50

DEED IN TRUST  
(ILLINOIS)

Mail to:

Alexander P. Matug  
7110 W. 127<sup>th</sup> St. Suite 250  
Palos Heights, IL 60463



0011069163

Name & Address of  
Taxpayer:

Helen Karlblom  
15305 S. 73<sup>rd</sup> Ave., Unit 5  
Orland Park, Illinois 60462

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

*THE GRANTOR(S)* **Helen Karlblom**, a widow, of 15305 S. 73<sup>rd</sup> Ave., Unit 5, Orland Park, Illinois 60462 for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) unto the Trust of **Helen Karlblom** dated the **8th** day of **September, 1995**, **Helen Karlblom**, Trustee and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 5, in Catalina Villas Condominium IV as delineated on a survey of the following described real estate: That part of Lot 7, in Silver Lake Gardens Unit 8, a subdivision of part of the East half of the Northeast ¼ of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Catalina Construction Corporation, a corporation of Illinois, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 87331223 together with its undivided percentage interest in the Common Elements.

Permanent index number: 27-13-207-001

Property address: 15305 South 73<sup>rd</sup> Avenue, Unit 5, Orland Park, Illinois 60462

*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.

Full power and authority are 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 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, 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 present or in 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

# UNOFFICIAL COPY

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 relations 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 as 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 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 or execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hand and seal to this 12<sup>th</sup> day of Nov., 2001.

\_\_\_\_\_  
(SEAL)

*Melen Karlbloss*

\_\_\_\_\_  
(SEAL)

This document was prepared by:

Alexander P. Matug, P.C., Attorney at Law, 7250 College Drive, Suite #2NW, Palos Heights, IL 60463

11069163

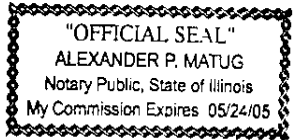
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                          )SS:  
COUNTY OF COOK )

WE, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Helen Karblom, a widow** of 15305 S. 73<sup>rd</sup> Ave., Unit 5, Orland Park, Illinois 60462 personally known to me to be the same person(s) whose name(s) 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 12<sup>th</sup> day of Nov., 2001.

Commission expires 5/24/05 NOTARY PUBLIC Alexander P. Matug



11069163

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 11/12/01 Helen Karblom  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY:

ALEXANDER P. MATUG, P.C.  
7250 COLLEGE DRIVE, SUITE 2NW  
PALOS HEIGHTS, ILLINOIS 60463

11069163

AFTER RECORDING, PLEASE MAIL TO:

ALEXANDER P. MATUG, P.C.  
7250 COLLEGE DRIVE, SUITE 2NW  
PALOS HEIGHTS, ILLINOIS 60463

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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.

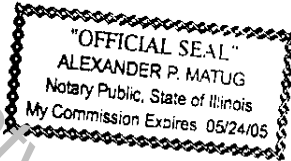
Dated 11 / 12 2001

Helen Karelson  
Signature Grantor or Agent

Subscribed and sworn to before me this

12th day of Nov 2001

Alex P. Matug  
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.

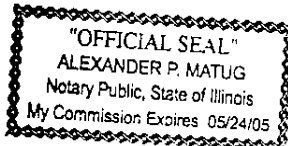
Dated 11 / 12 2001

Helen Karelson  
Signature Grantee or Agent

Subscribed and sworn to before me this

12th day of Nov 2001

Alex P. Matug  
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.)