

UNOFFICIAL COPY

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2001-10-26 12:02:23

Cook County Recorder 29.50



0011004256

**TRUSTEE'S DEED**

**IN TRUST**

**(Illinois)**

THIS AGREEMENT, made this 19<sup>th</sup> day of October, 2001 between Bernadette Hayes as Successor Trustee of the Bernadine R. Hayes and John J. Hayes Living Trust under Trust Agreement dated September 12, 1986, Grantors, and Bernadette Hayes and Cosmopolitan Bank & Trust Company or her successors in trust, as Co-Trustees under the Bernadette Hayes Trust under Trust Agreement dated June 21, 2001, Grantees.

WITNESSETH, that Grantors, in consideration of the sum of TEN (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors hereunto enabling, do hereby convey and quitclaim unto the Grantee, in fee simple, the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

***SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF***

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 24-15-204-113-1011; 24-15-204-113-1016

Address of Real Estate: 10332 S. Komensky, #B, Oak Lawn, Illinois

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E Section 31-45,

REAL ESTATE TRANSFER TAX LAW

DATE: Bernadette Hayes  
Signature of Buyer, Seller or Representative

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 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 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 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, 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 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 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 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, on or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors, as Trustees as aforesaid, hereunto set his hand and seal the day and year first above written.

**BERNADETTE HAYES, AS SUCCESSOR TRUSTEE  
OF THE BERNADINE R. HAYES AND JOHN J. HAYES  
LIVING TRUST AGREEMENT DATED  
SEPTEMBER 12, 1986**

By: Bernadette Hayes  
Bernadette Hayes, Trustee

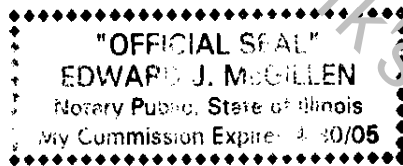
STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Bernadette Hayes, personally known to me to be the same person whose name is subscribed to the forgoing 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 official seal, this 19<sup>th</sup> day of October, 2001.

Edward J. McGillen  
Notary Public

**Prepared By:**  
Alison Olsen  
Fuchs & Roselli, Ltd.  
440 W. Randolph Street  
Suite 500  
Chicago, Illinois 60606



**Mail To:**  
Alison Olsen  
Fuchs & Roselli, Ltd.  
440 W. Randolph Street  
Suite 500  
Chicago, Illinois 60606

**Name & Address of Taxpayer:**  
Bernadette Hayes  
2618 West Glenlake Avenue  
Chicago, Illinois 60659

**EXHIBIT A**

**Legal Description**

UNIT 10332 B AND GARAGE 2 SOUTH IN THE OAKWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 112 FEET OF THE SOUTH 345 FEET OF THE EAST ½ OF THE LOT 2 (EXCEPT THE EAST 33 FEET THEREOF) IN LONGWOOD ACRES BEING A SUBDIVISION OF THE NORTHEAST ¼ AND THE EAST ½ OF THE NORTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96051884, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 24-15-204-113-1011; 24-15-204-113-1016

Address: 10332 S. Komensky, #B, Oak Lawn, Illinois.

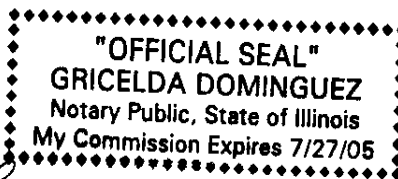
STATEMENT BY GRANTOR AND GRANTEE

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: October 25, 2001

Signature: J. M. [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 25 day of October, 2001.



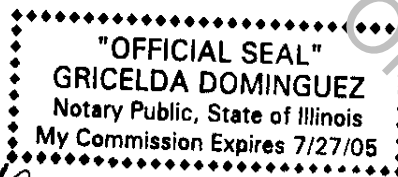
Notary Public Gricelda Dominguez

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: October, 2001

Signature: J. M. [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 25 day of October, 2001.



Notary Public Gricelda Dominguez

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.)