

UNOFFICIAL COPY

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4331/0018 80 002 Page 1 of 3

2001-10-31 11:57:25

Cook County Recorder 25.50



0011015749

**DEED IN TRUST
(ILLINOIS)**

THE GRANTOR

Hazel E. Bohaczyk, a widow

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Hazel E. Bohaczyk as Trustee of The Hazel E. Bohaczyk Revocable Living Trust Dated October 30 2001, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Unit L as delineated on the Survey of Lot 17 of Moraine Valley Villas, a Resubdivision of part of the West 1/3 (by area) of the part of the West 1/2 of the North West 1/4 of Section 24 Township 37 North, Range 12, East of the Third Principal Meridian lying North of the right of way of the Sanitary District of Chicago, according to the plat thereof recorded November 6, 1974, as document number 22899629 all in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration made by the LaSalle National Bank as Trustee Under Trust 525536 recorded in the Office of the Recorder, Cook County, Illinois on January 14, 1986, as document 86017153 together with its undivided 8.34% interest in said Lot 17 as aforesaid excepting from lot 17 all of the land property and space known as units "A" to "L" both inclusive, as said units are delineated in the said survey.

Permanent Real Estate Index Number(s): 23-24-100-143-1012

Address(es) of real estate: 11311 S. Moraine Drive, Palos Hills, IL 60465

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the terms set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or

successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided

The Grantor _____ hereby waive _____ and release _____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 30 day of October, 2001

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)
Hazel E. Bohaczyk (SEAL)
Hazel E. Bohaczyk (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Hazel E. Bohaczyk, a widow, 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 30th day of October, 2001.

Commission expires _____ 20____
Nicholas J. Janis
NOTARY PUBLIC

This instrument was prepared by Nicholas J. Janis, 9700 W. 131st Street, Palos Park, Illinois 60464

MAIL TO: NICHOLAS J JANIS
NOTARY PUBLIC, STATE OF ILLINOIS
Nicholas J. Janis
9700 W. 131st Street
Palos Park, IL 60464

SEND SUBSEQUENT TAX BILLS TO:
Hazel E. Bohaczyk
11311 S. Moraine Drive
Palos Hills, IL 60465

OR
Recorder's Office Box No. _____



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord. 93-0-27 par. 1
Date 10-31-2001 Sign. [Signature]

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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

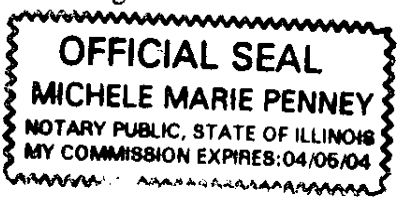
Date October 30, 2001

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Nicholas J. Janis this 30 day of October, 2001.

Notary Public Michele Marie Penney



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

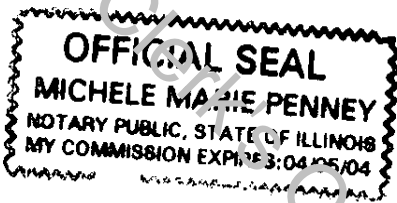
Date October 30, 2001

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Nicholas J. Janis this 30th day of October, 2001.

Notary Public Michele Marie Penney



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.

(Attached 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.)