

UNOFFICIAL COPY

PREPARED BY:

V. Billie Selimos
Attorney-At-Law
8385 Archer Road
Willow Springs, Il. 60480

MAIL TO:

V. Billie Selimos
Attorney-At-Law
8385 Archer Road
Willow Springs, Il. 60480

0020256542

7709/0038 47 002 Page 1 of 4
2002-03-06 13:52:25
Cook County Recorder 27.50

COOK COUNTY

RECORDER

EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE



DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor JOHN C. CRUSE, a widower

of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 27th day of February, 2002 and known as Trust Number 17256 the following described real estate in the County of Cook and State of Illinois, to wit:

"SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF."

P.I.N. 23-14-400-092-1004 and 23-14-400-092-1018

Commonly known as: 11005 S. 84th Ave., Unit 1-D & G6, Palos Hills, Il. 60465

"Exempt under provision of paragraph E, Section 4
of the Real Estate Transfer Act".

DATED: 2-28-02, 2002

BY: John C. Cruse

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

MAIL TAX BILL TO: John C. Cruse 11005 S. 84th Ave., Unit 1-D,
Palos Hills, Il. 60465

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intension hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 28th day of FEBRUARY, 2002.

John C. Cruse

John C. Cruse

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that

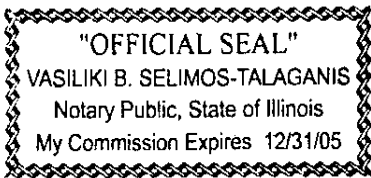
JOHN C. CRUSE is

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 he signed sealed and delivered the said instrument as his 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 Notarial seal this 28th day of February, 2002, A.D.

Vasiliki B. Selimos-Talaganis

NOTARY PUBLIC



DEED IN TRUST

(WARRANTY DEED)



STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

Unit No. 1-D & G-6 in Hidden Valley Condominiums, Unit Four, as delineated on the Plat of Survey of the following described parcel of real estate.

PARCEL I

That part of the East 9.34 acres (except the South 305 feet thereof) of the West 14.34 acres of the East 24.34 acres of the West 28.34 acres lying South of the Calumet Feeder of the Southeast 1/4 of Section 14, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at a point being 207.3 feet North and 89.0 feet West of the Southeast corner; thence West 71.4 feet; thence North 97.0 feet; thence East 71.4 feet; thence South 97.0 feet to the point of beginning.

also

PARCEL II:

That part of the East 9.34 acres (except the South 305 feet thereof) of the West 14.34 acres of the East 24.34 acres of the West 28.34 acres lying South of the Calumet Feeder of the Southeast 1/4 of Section 14, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at a point being 182.99 feet North and 62.89 feet West of the Southeast corner; thence West 144.1 feet; thence South 26.0 feet; thence East 144.1 feet; thence North 26.0 feet to the point of beginning.

Which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by Marquette National Bank, as Trustee under Trust Agreement dated December 1, 1986, and known as Trust Number 11512, recorded in the office of the Recorder of Deeds of Cook County November 2, 1987 as Document 87-590,504, together with its percentage of the common elements as set forth in said Declaration (excepting therefrom all the space comprising all the other units as set forth in said Declaration), all in Cook County, Illinois.

also

PARCEL III

Easements appurtenant to and for the benefit of Parcels I and II as set forth in the Declaration of Condominium recorded October 9, 1987 as Document Number 87-550,531 and as created by a Grant of Easement from State Bank of Countryside as Trustee under Trust Agreement dated September 29, 1986 and known as Trust Number 198, recorded September 4, 1987 as Document Number 87-488,978 for ingress and egress, all in Cook County, Illinois.

Permanent Tax Number: 23-14-400-092-1004 and 23-14-400-092-1018
Property Address: 11005 S. 84th Ave., Palos Hills, IL 60465

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 2-28-02, 2002

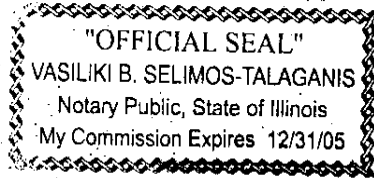
Signature: John B. Selimos

Grantor or Agent

Subscribed and sworn to before me by the said Grantor

this 28th day of February, 2002

Notary Public Vasiliki B. Selimos-Talaganis



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 2-28-02, 20

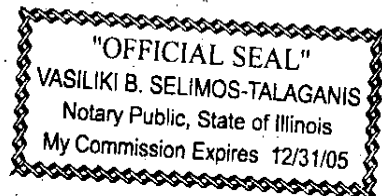
Signature: John B. Selimos

Grantee or Agent

Subscribed and sworn to before me by the said Grantee

this 28th day of February, 2002

Notary Public Vasiliki B. Selimos-Talaganis



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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

