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DEED IN TRUST - QUIT CLAIM

0021248769

3133/0039 26 001 Page 1 of 8
2002-11-13 10:34:25
Cook County Recorder 38.50



THIS INDENTURE, WITNESSETH, THAT
THE GRANTOR,

BARBARA J. SIGEL
of the County of COOK and
State of ILLINOIS for and
in consideration of the sum of TEN Dollars
(\$10.00) in hand paid, and of other
good and valuable considerations, receipt of
which is hereby duly acknowledged, convey and
QUIT-CLAIM unto LASALLE BANK
NATIONAL ASSOCIATION, a National
Banking Association whose address is 135 S.
LaSalle St., Chicago, IL 60603, as Trustee
under the provisions of a certain Trust
Agreement dated 31st day of October
the following described real estate situated in

(Reserved for Recorders Use Only)

2002 and known as Trust Number 130 390
COOK County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 7121 Laverne Lane, 2A, Tinley Park, IL 60477

Property Index Numbers 28-19-306-014-1004

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this

[Signature]
Seal 13 J.S.
Seal

Seal
Seal



STATE OF ILLINOIS) I, *CHER SCHMIDT*
COUNTY OF COOK) said County, in the State aforesaid, do hereby certify a Notary Public in and for

BARBARA J. SIGEL
personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered of said instrument as a 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 seal this 3 day of NOVEMBER, 2002

Cher Schmidt
NOTARY PUBLIC

Prepared By:

MAIL TO: LASALLE BANK NATIONAL ASSOCIATION
135 S. LASALLE ST, SUITE 2500
CHICAGO, IL 60603 or

COOK COUNTY RECORDER'S OFFICE: BOX 350

LEGAL DESCRIPTION

7121 Laverne Lane, 2A
Tinley Park, IL 60477

UNIT 2A, IN TIFFANY PARK CONDOMINIUM NUMBER 1, AS DELINEATED ON SURVEY OF LOTS 13 AND 14 (EXCEPT THE EAST 12 1/2 FEET OF LOT 14) IN SIECLAR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS 'PARCEL') WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FORD CITY BANK, TRUSTEE, TRUST NUMBER 295 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22211890 AND AMENDED BY DOCUMENT 22512663, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

Trust Agreement, dated, October 31, 2002 and known as Trust Number, 130 390 is to certify that LASALLE BANK NATIONAL ASSOCIATION, Chicago, Illinois, as Trustee hereunder, is about to take title to the following described real estate in COOK County, Illinois.

SEE LEGAL DESCRIPTION ON ATTACHED ADDENDUM

otherwise known as 7121 Laverne Lane, 2A, Tinley Park, IL 60477 and that when it has taken the title thereto, or to any other real estate decided to and accepted by it as Trustee hereunder, it will hold it for the uses and purposes and upon the trust herein set forth. The following named beneficiary/ies shall be entitled to the earnings, avails and proceeds of the said real estate according to the respective interests herein set forth, to-wit:

Under written direction of Exhibit A - Beneficiaries

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person, persons or entities who may become entitled to any interest under this Trust:

(A) That the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said property and to manage and control said property as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said premises, and that such right in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the existence of this Trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary now has, and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. The death of any beneficiary hereunder shall not terminate the Trust or in any manner affect the powers of the Trustee hereunder. An assignment of any beneficial interest hereunder shall be void as to the Trustee until the original or a duplicate of the assignment is lodged with and accepted in writing by the Trustee.

(B) Nothing contained in this Agreement shall be construed as imposing any obligation on the Trustee to file any income, profit or other tax reports or schedules, it being expressly understood that the beneficiaries from time to time will individually make all such reports, and pay any and all taxes required with respect to the earnings, avails and proceeds of said real estate, or growing out of their interest under this Trust Agreement. It is the sole obligation of the beneficiaries hereunder to pay all taxes and assessments levied against the trust and the trust property.

(C) In case said Trustee shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, said Trustee shall have the right to retain counsel of its choice to defend said Trustee. In case said Trustee shall make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said Trustee shall be compelled to pay any sum of money on account of this Trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law or otherwise, the beneficiaries hereunder do hereby jointly and severally agree that they will demand pay to the said Trustee, with interest thereon at the lesser of the per annum rate of interest announced from time to time by LASALLE BANK NATIONAL ASSOCIATION as its "Prime Rate" plus 4% or highest lawful rate per annum, all such disbursements or advances or payments made by said Trustee, together with its expenses, including reasonable attorneys' fees, and that said Trustee shall not be called upon to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said Trustee shall have been fully paid, together with interest thereon as aforesaid. However, nothing herein contained shall be construed as requiring the Trustee to advance or pay out any money on account of this Trust or to prosecute or defend any legal proceeding involving this Trust or any property or interest thereunder unless it shall be furnished with funds sufficient therefor or to be satisfactorily indemnified in respect thereto. In case of non-payment of any said disbursements, advances, or other payments, or upon non-payment of any fees, charges and compensation of the Trustee referred to in paragraph (B) hereof, the Trustee shall have a first lien therefor on the property held in Trust herein, and if said amount is not paid within 60 days after demand, the Trustee is hereby authorized and directed, without further notice or advertisement, to sell from time to time at public or private sale and to transfer and convey sufficient of said property to pay such disbursements, advances and payments and such fees, charges and compensation, and after deducting all expenses in connection with such sale, including reasonable compensation for itself and its attorneys, to pay the balance thereof to the beneficiary or beneficiaries hereunder in proportion to their respective interests hereunder. In the event the Trustee is served with process or notice of legal proceedings or of any other matter concerning the Trust or the trust property, the sole duty of the Trustee in connection therewith shall be to forward the process or notice by first class mail to the person designated herein as the person to whom inquiries or notices shall be sent or, in the absence of such designation, to the beneficiaries. The last address appearing in the records of the Trustee shall be used for such mailing. The Trustee shall have the right to obtain counsel of its choice to appear and defend the interests of the Trustee in the event the Trustee is named as a party in any legal proceedings, or if any adverse claims are made against the Trustee or the trust property; and the beneficiaries hereunder do hereby jointly and severally agree to pay all costs expended by the Trustee in connection therewith, including reasonable attorneys' fees. It is understood and agreed that neither LASALLE BANK NATIONAL ASSOCIATION, individually or as Trustee, nor its successor or successors in

trust, shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or its or their agents or attorneys may do or omit to do in about the said real estate or under the provisions of said deed or deeds in trust or this Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries hereunder, as their attorney-in-fact hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof).

(D) It shall not be the duty of the purchaser of said premises or of any part thereof to see to the application of the purchase money paid therefor; nor shall any one who may deal with the Trustee be required or privileged to inquire into the necessity or expediency of any act of said Trustee, or provisions of this instrument.

(E) This Trust Agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere, and the recording of the same shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of the Trustee.

(F) It is understood and agreed by the parties hereto and by any person who may hereafter become a beneficiary hereunder, that said LASALLE BANK NATIONAL ASSOCIATION will deal with said real estate and with any cash or other property or assets of any kind which may come into the possession or control of the Trustee only when authorized to do so in writing, and that it will make deeds for, or deeds conveying directly to a trust Grantee, or mortgages or trust deeds (including the waiver of the right of redemption from sale under an order or decree of foreclosure), or otherwise deal with the title to said real estate or such other assets or property on the written direction of such person or persons as may be the beneficiary or beneficiaries at the time, or on written direction of: Exhibit A - Beneficiaries

or such other person or persons as shall be from time to time named in writing by the beneficiary or beneficiaries; provided that, if any person now or hereafter expressly named as the person (or as one of the persons) having such power of written direction shall be a beneficiary hereunder and shall assign his beneficial interest herein, then no written direction of any such person given subsequent to the filing of such assignment with the Trustee shall be recognized without the consent thereto of his assignee; provided, further, that the Trustee shall not be obliged to inquire into the propriety of any such written direction; and provided, further, that the Trustee shall not be required to deal with the trust so long as any money is due to it hereunder, or to enter into any personal obligation or liability in dealing with said trust or to make itself liable for any damages, costs, expenses, fines or penalties.

POWER OF DIRECTION, contrary to any other provision of this Trust Agreement, is held for mere convenience and that the parties agree that the holder of the power does not owe a fiduciary duty to the beneficial interest holders.

(G) The beneficiary or beneficiaries hereunder in his, her or their own right shall have the management of said property and control of the selling, renting and handling thereof and the keeping, performing and enforcing of all leases and agreements and covenants running with the land, and each beneficiary or his or her agent shall collect and handle his or her share of the rents, earnings, avails and proceeds thereof, and the Trustee shall have no duty in respect to such management or control, or the handling or application of such rents, earnings, avails or proceeds or in respect to the keeping, performing or enforcing of any leases, agreements, or covenants running with the land, or in respect to the payment of taxes or assessments or in respect to insurance, litigation or otherwise, except as herein otherwise provided. No beneficiary hereunder shall have any authority to contract for or in the name of the Trustee to bind the Trustee personally. No legal action shall be brought in the name of the Trustee without its prior consent in writing. If any property remains in the trust 20 years from this date, and the trust has not been extended, the Trustee on reasonable notice, in its sole discretion shall; (i) sell the property at a public sale, or (ii) convey the trust property to the then beneficiaries hereunder, or (iii) resign as Trustee. The proceeds of any public sale after the payment of reasonable expenses and fees shall be divided among those beneficiaries who are entitled thereto under this Trust Agreement.

(H) The Trustee may at any time and for any reason resign by sending by registered mail a notice of its intention so to do to each of the then beneficiaries hereunder at his or her address last known to the Trustee. Such resignation shall become effective ten days after the mailing of such notice by the Trustee. In the event of such resignation a successor or successors may be appointed by the person or persons then entitled to direct the Trustee in the disposition of the trust property, and the Trustee shall thereupon convey the trust property to such successor or successors in trust. If no successor in trust is named as above provided with ten days after the mailing of such notice by the Trustee, then the Trustee may convey the trust property or any portion thereof to the beneficiaries in accordance with their respective interests hereunder and the beneficiaries for themselves, their legal representatives, executors, administrators and assigns agree that the Trustee at its option may deliver deed evidencing such conveyance to the Recorder of Deeds (or Registrar of Titles) in the county or counties in which the real estate is situated for recording and such conveyance shall thereupon be effective and complete, or the Trustee may, at its option, file a complaint for appropriate relief in any court of competent jurisdiction. The rights remedies and liens of the Trustee provided for in paragraph (c) hereof shall continue notwithstanding the resignation or removal of the Trustee or conveyance of any of the trust property.

(I) Every successor Trustee or Trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trusts and duties and obligations of its, his or their predecessor.

(J) The LASALLE BANK NATIONAL ASSOCIATION shall receive for its services in accepting this Trust and in taking title to the real estate the sum of \$ 150.00 also the sum of \$ 100.00 per year in advance for holding title after the 31st day of October, 2002, subject to adjustment in accordance with its schedule of fees

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from time to time in effect, so long as the Trustee shall act under this Trust Agreement. A late charge may be assessed for delinquent fees. The Trustee shall also receive compensation pursuant to its regular schedule of fees for making deeds, mortgages, leases and/or other instruments as may be required from time to time, and it shall receive reasonable compensation for any special services which may be rendered by it and for taking and holding any other property or improvement which may hereafter be deeded to or acquired by the Trustee. In the event the value of the property held is increased for any reason after the Trustee has accepted title thereto, the Trustee shall also be entitled to reasonable additional fees for holding title. The beneficiaries jointly and severally agree to pay all of such fees and compensations. It is understood and agreed that all such fees and compensations and any other monies due Trustee shall constitute a first lien on the real estate and property held hereunder.

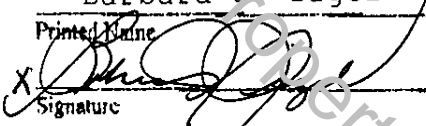
IN TESTIMONY WHEREOF, LASALLE BANK NATIONAL ASSOCIATION has caused these presents to be signed by its Authorized Administrator as and for the act and deed of said Bank, the day and date above written.

LASALLE BANK NATIONAL ASSOCIATION

By _____
Authorized Administrator

0021248769 Page 5 of 8

And on said day the said beneficiaries and parties with power of direction have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

Barbara J. Sigel	7121 Laverne Lane, 2A, Tinley Park, IL60477	
Printed Name	Address, City, State, Zip	
X 	354-30-6194	(708) 633-1089
Signature	SSN/EIN	Telephone Number

_____	_____	
Printed Name	Address, City, State, Zip	
Signature	_____	() _____
	SSN/EIN	Telephone Number

_____	_____	
Printed Name	Address, City, State, Zip	
Signature	_____	() _____
	SSN/EIN	Telephone Number

May the name of any beneficiary be disclosed to the public? No

Refer written inquiries and legal notices by first class mail to:

Barbara J. Sigel	(708) 633-1089
Printed Name	Telephone Number
7121 Laverne Lane, 2A, Tinley Park, IL 60477	
Address, City, State, Zip	

May oral inquiries be referred directly? _____ To whom:

_____	() _____
Printed Name	Telephone Number

Address, City, State, Zip _____

To whom shall bills be mailed?

_____	() _____
Printed Name	Telephone Number

Address, City, State, Zip _____

LEGAL DESCRIPTION

7121 Laverne Lane, 2A
Tinley Park, IL 60477

UNIT 2A, IN TIFFANY PARK CONDOMINIUM NUMBER 1, AS DELINEATED ON SURVEY OF LOTS 13 AND 14 (EXCEPT THE EAST 12 1/2 FEET OF LOT 14) IN SIECLAR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS 'PARCEL') WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FORD CITY BANK, TRUSTEE, TRUST NUMBER 295 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22211890 AND AMENDED BY DOCUMENT 22512663, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

BENEFICIARIES

Barbara J. Sigel
7121 Laverne Lane, 2A
Tinley Park, IL 60477

In the event of the death of Barbara J. Sigel, her contingent beneficiaries are

Gregory M. Lichneckert
1802 Lombard Ave.
Everett, WA 98201

Gwen M. Bulthaupt
2331 Colby Ave., #5
Everett, WA 98201

jointly, per stirpes.

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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

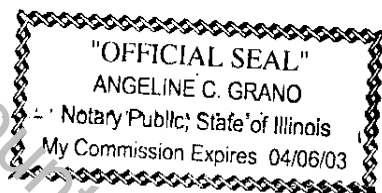
GRANTOR/GRANTEE STATEMENT

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 11/13/02, 2002

Signature: *Jules / Mush*
Grantor or Agent

Subscribed and sworn to before me
By the said
This 13 day of November 2002
Notary Public Angeline C. Grano

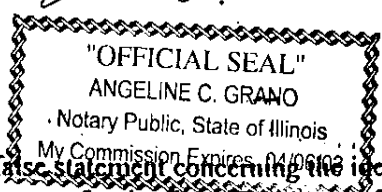


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11/13/02, 2002

Signature: *Jules / Mush*
Grantee or Agent

Subscribed and sworn to before me
By the said
This 13th day of November 2002
Notary Public Angeline C. Grano



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.)