

**DEED IN TRUST**

The Grantor, **ANNA SCRIPTA**, Widowed and Not Remarried, of 8820 W. 140th St., Unit 1A, Orland Park, Illinois 60462, in consideration of the sum of TEN dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **GERALDINE A. SEIDEL**, of 8820 W. 140th St., Unit 1A, Orland Park, Illinois 60462 as Trustee, under the terms and provisions of a certain Trust Agreement dated the **28th day of October, 2002**, and designated as **Trust No. 028627**, and to any and all successors as Co-Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

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



**UNIT 101 AND GARAGE SPACE 101 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HERITAGE CONDOMINIUM PHASE III AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 87025802, IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

P.I.N. 27-03-400-044-1001  
Address: 8820 W. 140th St., Unit 1A, Orland Park, Illinois 60462

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

1. The Co-Trustees (or Trustee, 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 to grant to such successor or successors in trust all the powers vested in the Co-Trustees. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highway 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 renewable shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Co-Trustees 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 enquire into the powers and authority of the Co-Trustees, 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 instruments; 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 so executed was pursuant to and in accordance with the authority granted the Co-Trustees, 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 with the title, estate, rights, powers and duties of the preceding Co-Trustees.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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 Co-Trustees herein named, to act, or upon their removal from the County, JAMES R. SEIDEL is then appointed as successor Co-Trustees herein with the like powers and authority as is vested in the Co-Trustees 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 in 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 Grantors 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 28th day of October, 2002.

Anna Scipta  
ANNA SCIPTA

State of Illinois )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANNA SCIPTA, 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 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 28th day of October, 2002.

John Sakellaropoulos  
Notary Public



This instrument was prepared by:  
John Sakellaropoulos, Attorney At Law  
7622 W. 159th St., Suite B  
Orland Park, Illinois 60462

EXEMPT UNDER REAL ESTATE TRANSFER TAX  
LAW 35 ILCS 200/31-45 SUB PAR. E AND COOK  
COUNTY ORD. 93-0-27 PAR. E.  
DATE: 11/14/02 SIGN: Anna Scipta

Mail To:  
GERALDINE A. SEIDEL  
8820 W. 140th St., Unit 1A  
Orland Park, Illinois 60462



Send Bills To:  
GERALDINE A. SEIDEL  
8820 W. 140th St., Unit 1A  
Orland Park, Illinois 60462



UNOFFICIAL COPY

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 11/14, 2002

Signature: Anna Scripta  
Grantor or Agent

Subscribed and sworn to before me  
By the said Anna Scripta  
This 14th day of November 2002  
Notary Public John Sakellaropoulos



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 11/14, 2002

Signature: Anna Scripta  
Grantor or Agent

Subscribed and sworn to before me  
By the said Anna Scripta  
This 14th day of November 2002  
Notary Public John Sakellaropoulos



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.)