

DEED IN TRUST
WARRANTY DEED

UNOFFICIAL COPY 00102933

2975/0009 80 002 Page 1 of 3
2000-02-10 11:55:41
Cook County Recorder. 25.50

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW



0030023269
9907/0010 80 002 Page 1 of 3
2003-01-07 11:06:25
Cook County Recorder 28.50

CAUTION: Consult a lawyer before using or acting under this form
Neither the publisher nor the seller of this form makes any warranty
with respect thereto, including any warranty of merchantability or
fitness for a particular purpose.

This Indenture Witnesseth, That the
Grantor, Dorothy A. Gierach, widowed
and not since remarried

(The Above Space For Recorder's Use Only)

of the County of Cook and State of Illinois for and consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto DOROTHY A. GIERACH, TRUSTEE of the DOROTHY A. GIERACH TRUST, under the provisions of a trust agreement dated the 3rd day of January, 1991, known as the DOROTHY A. GIERACH TRUST the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:

UNIT NUMBER 13230 IN OAK HILLS CONDOMINIUM II AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBNS IN THE SOUTH WEST 1/4 OF SECTION 36, TOWNSHIP 17 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23771002; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITION COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED OCTOBER 1, 1976 AND RECORDED OCTOBER 25, 1976 AS DOCUMENT 23684698 AND AS CREATED BY DEED ^{from} BURNSIDE CONSTRUCTION COMPANY TO WILL E. GIERACH AND DOROTHY A. GIERACH, HIS WIFE DATED AUGUST 15, 1979 AS DOCUMENT 25100358 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

This document is being re-recorded because of incorrect P.I.N.

Property Address: 13230 S. Oak Ridge Trail, Palos Heights, Illinois 60463

Permanent Tax Identification No(s): ~~23-36-301-022 and 23-36-301-008~~ 23-36-303-124-1050

Grantee's Address: 13230 S. Oak Ridge Trail, Palos Heights, Illinois 60463

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, possession or reversion, by leases to commence in praesenti or in 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 further rentals, to partition or to exchange said property or any part thereof, for other

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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, 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 obliged or privileged to inquire into any of the terms of said trust 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 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 successor or successors in trust, that such 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, in or to said real estate as such, but only an interest in the earning avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or with "limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 her hand and seal this 9th day of February A.D. 2000.

(SEAL) _____ Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. D and Cook County Ord. 93-0-27 par. 7
Date 2/10/2000 Sign: [Signature]
NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

State of Illinois
County of Cook 09-30023269 Page 2 of 3

I, Rachel Ame a Notary Public in and for said Country, in the State aforesaid, do hereby certify that DOBOTHY A. GIERACH, personally know 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 my seal this 9th day of February A.D. 2000.
Rachel Ame
Notary Public
My Commission Expires 6/4/03



Impress Seal Here

Mail recorded instrument to: James E. Gierach, P.C.
9759 Southwest Highway
.Oak Lawn, Illinois 60453
Mail future tax bills to:
13230 S. Oak Ridge Trail
Palos Heights, Illinois 60463

Prepared By: LAW OFFICES OF JAMES E. GIERACH, P.C. 9759 Southwest Highway, Oak Lawn, Illinois 60453, (708) 424-1600

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: February 9, 2000, 19

Signature: James E. Gierach, attorney
Grantor or Agent

Subscribed and Sworn to before me by the said James E. Gierach this 9th day of February, 19 2000

Notary Public: Rachel Love



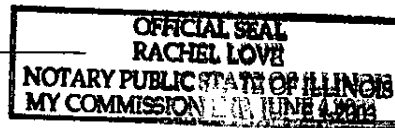
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 9, 2000, 19

Signature: James E. Gierach
Grantee or Agent

Subscribed and Sworn to before me by the said James E. Gierach this 9th day of February, 19 2000

Notary Public: Rachel Love



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 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.)