

UNOFFICIAL COPY

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2003-01-22 10:13:45

Cook County Recorder 32.50

TRUSTEE'S DEED

THE GRANTOR, BARBARA MARDEN, as Trustee of the Barbara Marden Spouse's Trust dated September 4, 1996, as amended, for and in consideration of TEN DOLLARS, in hand paid, CONVEY and WARRANTS to BARBARA MARDEN, as Trustee of the Barbara Marden Revocable Trust dated September 4, 1996, as amended, of 13210 S. Oak Ridge Trail, Unit 2B, Palos Heights, IL 60463, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



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SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: General real estate taxes for subsequent years; covenants, conditions, and restriction of record; public and utility easements, existing leases and tenancies; any and all special assessments that affect the property; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.

Permanent Real Estate Index Number(s): 23-36-303-143-1196

Address of Real Estate: 13210 S. Oak Ridge Trail, Unit 2B, Palos Heights, IL 60463

30th IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hands and seal this day of December, 2002.

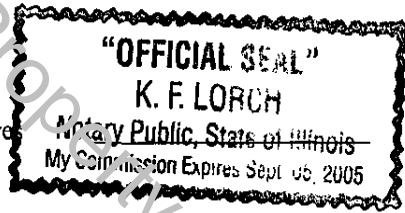
Barbara Marden, as Trustee of The Barbara Marden Spouse's Trust dated September 4, 1996, as amended

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IMPRESS  
NOTARIAL SEAL  
HERE

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 Barbara Marden as Trustee, 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.

Given under my hand and official seal this 30<sup>th</sup> day of December, 2002



Commission expires

*[Signature]*  
NOTARY PUBLIC

This instrument prepared by: Kenneth F. Lorch., Wildman, Harrold, Allen & Dixon, 225 West Wacker Drive, Chicago, IL 60606-1229.

MAIL TO:

Kenneth F. Lorch  
Wildman, Harrold, Allen & Dixon  
225 W. Wacker Drive, Floor 28  
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Barbara Marden, as Trustee  
13210 Oak Ridge Trail, Unit 2B  
Palos Heights, IL 60463

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Exempt under provisions of paragraph (e) 35 ILCS 200/31-45, the Real Estate Transfer Tax Law.

*[Signature]* 12-30-02  
Buyer, Seller or Representative Date

LEGAL DESCRIPTION  
FOR PROPERTY LOCATED AT  
13210 SOUTH OAK RIDGE TRAIL, UNIT 2B  
PALOS HEIGHTS, ILLINOIS 60463

UNIT NO. 13210-2B IN OAK HILLS CONDOMINIUM I AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDES' OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISIONS IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 NO. 23684699; 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 ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN 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.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for 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 of 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 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 in 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 terms of 198 years, and to renew or extend leases upon any terms and for any period of 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 future rentals, 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 on 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 specified at any time or times hereafter.

In no case shall any party dealing with said trustee in relations to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sole, leased or mortgaged by said trustee, be obligated to see the application of any purchase money, rent or money borrowed, or advanced on said premises, or be obligated to see the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 the 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 a successor or successors in trust, that such successor or 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 earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is not 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 limitations" or words of similar import, in accordance with the statute in such cases made and provided.

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: January 15, 2003

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 15th day of January, 20023

[Handwritten Signature]  
Notary Public



My Commission Expires:

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: January 15, 2003

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 15th day of January, 20023

[Handwritten Signature]  
Notary Public

My Commission Expires:

