

UNOFFICIAL COPY

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2003-03-11 13:45:27  
Cook County Recorder 28.50

DEED IN TRUST

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.

THE GRANTOR (NAME AND ADDRESS)

Joseph A. Tannheimer and  
Eileen B. Tannheimer,  
husband and wife,  
10653 Rachel Lane,  
Unit 5



0030333194

(The Above Space For Recorder's Use Only)

of the Village of Orland Park County of Cook, and State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Joseph A. Tannheimer and Eileen B. \* as Trustee s, under the terms and provisions of a certain Trust Agreement dated the 12th day of January, 2000, and designated as ~~THE~~ The Tannheimer Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.) \*Tannheimer

Permanent Index Number (PIN): 27-32-218-003-1001

Address(es) of Real Estate: 10653 Rachel Lane, Unit 5, Orland Park, IL 60467

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 Trustee (or Trustees, 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 Trustee. (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, highways 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 renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee 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 Trustee, 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 instrument; 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 Trustee, 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 Trustee.

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 Trustee herein named, to act, or upon his removal from the County Edward J. Tannheimer and Donald J. Tannheimer

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee 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 Grantor s hereby waive and release any and all right and benefit under and by virtue of the Statutes Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 7th day of January 2003 Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Act

PLEASE PRINT OR TYPE NAME(S) X BELOW SIGNATURE(S) X

JOSEPH A. TANNHEIMER (SEAL)

EILEEN B. TANNHEIMER

Signature of Joseph A. Tannheimer

Signature of Eileen B. Tannheimer

(SEAL)

Date Buyer, Seller or Representative

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 Joseph A. Tannheimer and Eileen B. Tannheimer personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 7th day of January 2003

Commission expires September 29, 2005

Signature of Notary Public

NOTARY PUBLIC

This instrument was prepared by Scott L. Ladewig, 5600 W. 127th St., Crestwood, IL 60445

(NAME AND ADDRESS)

Legal Description

UNIT 5 IN EAGLE RIDGE CONDOMINIUM UNIT VI AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 118 AND 119 IN EAGLE RIDGE ESTATES UNIT FIVE BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32; ALSO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32 (EXCEPT THE NORTH 60 ACRES THEREOF) ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 99996195 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Joseph and Eileen Tannheimer (Name) 10653 Rachel Lane, #5 (Address) Orland Park, IL 60467 (City, State and Zip) } Joseph and Eileen Tannheimer (Name) 10653 Rachel Lane, #5 (Address) Orland Park, IL 60467 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

The grantor(s) or (his/her/their) agent affirms that, to the best of (his/her/their) knowledge, the name(s) of the grantee(s) 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 partner 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.

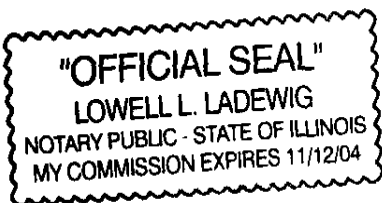
Dated 1-7, 2003

Signature: [Signature]  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 7th day of January, 2003.

Notary Public [Signature]



The grantee(s) or (his/her/their) agent affirms and verifies that the name(s) of the grantee(s) 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.

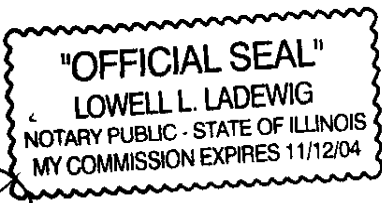
Dated 1-7, 2003

Signature: [Signature]  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 7th day of January, 2003.

Notary Public [Signature]



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.)