

# UNOFFICIAL COPY



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Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 08/11/2003 11:26 AM Pg: 1 of 5

## DEED IN TRUST

### PREPARED BY AND RETURN

#### TO:

Richard L. Williams, Esq.  
Rooks Pitts  
4200 Commerce Court, #300  
Lisle, IL 60532

### TAX BILLS TO:

Donald J. O'Shea  
1229 Meadowwood Ave.  
Woodridge, Illinois 60517

**THIS INDENTURE WITNESSETH**, that **DANIEL J. O'SHEA**, an unmarried man, of the County of Cook and State of Illinois ("Grantor") for and in consideration of **TEN DOLLARS AND NO/100THS** (\$10.00) in hand paid, **CONVEYS and QUIT CLAIMS** unto **DONALD E. O'SHEA**, of 1229 Meadowwood Avenue, Village of Woodridge, County of DuPage and State of Illinois, **NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER THE DANIEL J. O'SHEA REVOCABLE TRUST DATED JULY 25, 2003**, ("Grantee"), any and all interest, right and fee in the following described Real Estate in the County of Cook and State of Illinois to wit:

### **LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A**

**SUBJECT TO:** General real estate taxes not due and payable as of the recording of this deed, covenants, conditions and restrictions of record, building lines and easements, if any.

PERMANENT TAX NUMBER: 24-07-411-015-1016

ADDRESS OF REAL ESTATE: 10268 Southwest Highway, Unit 4-1D, Chicago Ridge IL 60415

**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

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to time in possession or reversion, by leases to commence in present or future, 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 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 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, 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 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.

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 the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 25th day of July, 2003

DANIEL J. O'SHEA

By: Donald E. O'Shea  
Donald E. O'Shea, Attorney in Fact under  
Power of Attorney

State of Illinois )  
                                      )  
                                      )     ss.  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **DONALD E. O'SHEA**, as **Attorney in Fact under Power of Attorney** dated **July 18, 2003**, for **DANIEL J. O'SHEA**, 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 he signed, sealed and delivered the said instrument as his 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 notarial seal, this 25<sup>th</sup> day of July, 2003



Joyce E. McClatchey  
(Notary Public)

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Exempt, under provision of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Act.

July 25, 2003  
Date

[Signature], ATTORNEY  
Buyer, Seller or Representative

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## 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 August 7, 2003 Signature Richard R. Allen Agent  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 7<sup>th</sup> DAY OF August, 2003

NOTARY PUBLIC Jill S. Philmeu

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 August 7, 2003 Signature Richard R. Allen Agent  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 7<sup>th</sup> DAY OF August, 2003

NOTARY PUBLIC Jill S. Philmeu



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1: Unit 4-1D in Martha's Ridge Condominium as delineated on a survey of the following described property: Certain parts of Lot 44 in the Park at Chicago Ridge Resubdivision Number 1, a Resubdivision of certain part of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document #04055957 together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of garage space GS 17 a limited common element as delineated on the Condominium Declaration and Survey noted above.

PIN: 24-07-411-016-0016

Common Address: 10268 Southwest Highway, Unit 4-1D -- Chicago Ridge, IL