



Doc#: 0324618006
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 09/03/2003 09:28 AM Pg: 1 of 5

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT the Grantor, **CHRISTINE GIALAMAS**, a widow and not since remarried, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Conveys and Warrants unto **CHRISTINE GIALAMAS**, whose address is 10441 Songbird Circle, Orland Park, IL 60467, as Trustee under the provisions of a trust agreement dated the 27th day of August, 2001, known as the Christine Gialamas Trust (and in the event of the death, resignation, refusal of inability of the said grantee to act as such Trustee, James M. Gialamas, as Successor Trustee with like powers, duties and authorities as are vested in the said grantee as such Trustee), the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e SECTION 4
REAL ESTATE TRANSFER ACT.

3/29/03
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

Commonly known as 10441 Songbird Circle, Orland Park, IL 60467
Permanent Index Number: 27-29-213-008-0000

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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, 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 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

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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 changes 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 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 case made and provided.

And the said Grantor hereby expressly waives and releases any and all right of 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 29 day of March, 2003.

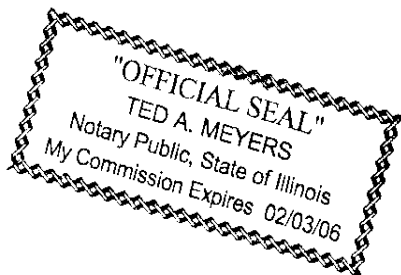
Christine Gialamas
CHRISTINE GIALAMAS

STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

I, the undersigned, a Notary Public in, and for said County and State aforesaid, **DO HEREBY CERTIFY** that CHRISTINE GIALAMAS, a widow and not since remarried, 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 day of March, 2003.

[Signature]
Notary Public



RETURN THIS DOCUMENT TO:

Ted A. Meyers
FOOTE, MEYERS, MIELKE & FLOWERS,
LLC
416 South Second Street
Geneva, IL 60134

THIS INSTRUMENT PREPARED BY:

Ted A. Meyers
FOOTE, MEYERS, MIELKE & FLOWERS,
LLC
416 South Second Street
Geneva, IL 60134

SEND TAX BILLS TO:

Christine Gialamas, Trustee
10441 Songbird Circle
Orland Park, IL 60467



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EXHIBIT A

THAT PART OF LOT 12 IN MALLARD LANDINGS UNIT 4C, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST QUARTER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS: :

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 14.61 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 10 SECONDS EAST, 20.21 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 39.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 40.96 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 10 SECONDS EAST, 91.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 40.96 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 10 SECONDS WEST, 91.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 AS AMENDED FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

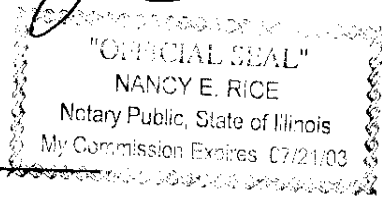
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 29, 2003, ~~19~~

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 29th day of March,
~~19~~2003.

Notary Public Nancy E. Rice



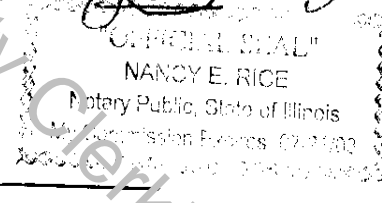
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 29, 2003, ~~19~~

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 29th day of March,
~~19~~2003.

Notary Public Nancy E. Rice



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.)