

# UNOFFICIAL COPY

## DEED IN TRUST

(ILLINOIS)



Doc#: 0330247203  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/29/2003 09:37 AM Pg: 1 of 3

THE GRANTOR LINDA  
MARROULIS, divorced and  
not remarried, of 18037  
Ridgewood, Lansing, IL

of the Village of Lansing, County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys to LINDA MARROULIS, as Trustee, of 18037 Ridgewood, Lansing, Illinois under the terms and provisions of a certain Trust Agreement dated 29 October, 2003, and to any and all successors as Trustee appointed under the Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description):

Permanent Index Number (PIN): 30-31-217-010

Address(es) of Real Estate: 18037 Ridgewood Avenue, Lansing, IL

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the Trusts set forth in the 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 199 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 the 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 the 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 the 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

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, the Recorder of Deeds 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 hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 27<sup>th</sup> day of October, 2003

(SEAL) *Linda Marroulis*  
LINDA MARROULIS

(Print or Type Names Below Signatures)

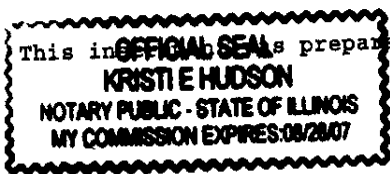
STATE OF ILLINOIS, COUNTY OF Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LINDA MARROULIS personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the 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 official seal this 27<sup>th</sup> day of October, 2003.

Commission Expires: \_\_\_\_\_

*[Signature]*  
Notary Public

This instrument prepared by: James E. Molenaar, 3546 Ridge Road, Lansing, IL 60438



### LEGAL DESCRIPTION

Lot 10 in Block 1 in Lansing Meadows, being a subdivision of (except the South 264.0 feet of the West 645.0 feet) and (except the South 125.0 feet of the East 83.0 feet) of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Mail to:

Send subsequent tax bills to:

James E. Molenaar  
3546 Ridge Road  
Lansing, Illinois 60438

Linda Marroulis  
18037 Ridgewood  
Lansing, IL 60438

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.

Dated: 27 Oct 2003

*[Signature]*

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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: Oct 27, 2003 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me this 27<sup>th</sup> day of October, 2003.

[Signature]  
Notary Public



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: Oct 27, 2003 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me this 27<sup>th</sup> day of October, 2003.

[Signature]  
Notary Public



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.