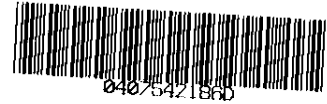


OT 6W9978089  
OF

# UNOFFICIAL COPY

DEED IN TRUST

TRUSTEE'S DEED



Doc#: 0407542186  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/15/2004 10:05 AM Pg: 1 of 3

THIS INDENTURE Made this 20<sup>th</sup> day of February, 2004, between

**ROBERT CHALIK**, Trustee of the **ALFREDA CHALIK TRUST**, a Testamentary Trust under the Will dated August 28, 1997

under the provisions of a deed in trust, duly recorded in pursuance, the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and

other good and valuable considerations, the receipt of which is hereby acknowledged,

CONVEYS AND WARRANTS to

**DIANA L. BARTH**, as Trustee under the Diana L. Barth Declaration of Trust dated August 6, 2003 of 7721 161<sup>st</sup> Street, Tinley Park, Illinois 60477

As Trustee under the provisions of a trust agreement dated August 6, 2003, hereinafter referred to as "said trustee" regardless of the number of trustees and unto all and every successors or successors in trust under said trust agreement,

the following described real estate, to wit:

UNIT NUMBER 3-18212 IN HERITAGE CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: VARIOUS LOTS IN HERITAGE CLUB VILLAS, BEING A SUBDIVISION OF THE SOUTH 654.00 FEET OF THE SOUTH 1/2 OF THE WEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION RECORDED JULY 9, 2001 AS DOCUMENT NO. 0010601588, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index No: 27-34-306-<sup>-013</sup>~~12~~-1008

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**BOX 333-CTI**

Commonly Known As: 18212 Murphy Circle, Tinley Park, Illinois 60477 situated in Cook County, Illinois.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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

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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 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, 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 now 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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused their names to be signed to these present by the Trustees of said Trust on the day and year first above written.




ROBERT CHALIK, Trustee of the ALFREDA  
CHALIK TRUST, a Testamentary Trust under the  
Will dated August 28, 1997

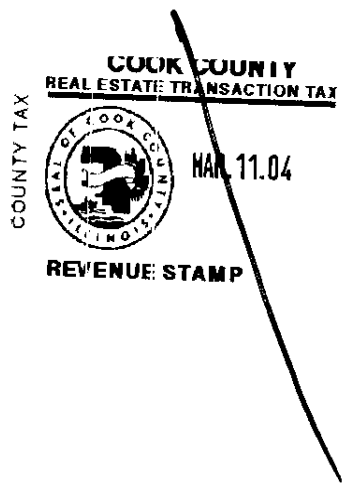
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF WILL )

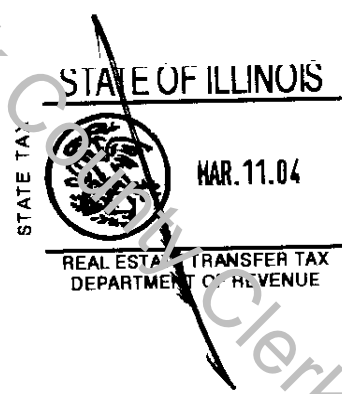
I, the undersigned, A Notary Public in and for said County and State, do hereby certify that ROBERT CHALIK, Trustee of the ALFREDA CHALIK TRUST, a Testamentary Trust under the Will dated August 28, 1997, is known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that he signed, sealed and delivered the said instrument as such Trustee of the subject Trust, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20<sup>th</sup> day of February, 2004

  
Notary Public



REAL ESTATE TRANSFER TAX
00116.75
FP 102802



REAL ESTATE TRANSFER TAX
00233.50
FP 102808

Future Taxes To

Diana L. Barth  
18212 Murphy Circle  
Tinley Park, Illinois 60477

Return this Document to:

Arthur Pierce  
Attorney at Law  
4246 W. 63<sup>rd</sup> Street  
Chicago, Illinois 60629

Prepare By:  
SHAWN K. HANKINS  
Attorney at Law  
10031 W. 191<sup>st</sup> Street  
Mokena, Illinois 60448  
F:\DOC\RES\Chalik.DEED.doc