

# UNOFFICIAL COPY

**PREPARED BY:**

Joseph M. Ruzevich  
Denise A. Ruzevich



Doc#: 0413846158  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/17/2004 12:46 PM Pg: 1 of 3

**MAIL TO:**

Standard Bank and Trust Company  
7800 West 95th St.  
Hickory Hills, IL. 60457

m

**DEED IN TRUST**

**THIS INDENTURE WITNESSETH** that the Grantor Joseph M. Ruzevich and Denise A. Ruzevich, Husband and Wife of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Conveys and warrants unto **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 19th day of October, 2001, and known as Trust Number 17138 the following described real estate in the County of Cook and State of Illinois, to wit:  
Lot 29 in Eagle Ridge Estates Unit Three, being a Subdivision of part of the Northwest 1/4 of Section 32, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Pin: 27-32-108-004-0000

Common Address: 17548 Olivia Lane, Orland Park, Illinois 60467

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

DATE: 12-26-03

*Joseph M. Ruzevich*  
SIGNATURE OF WITSELLER  
OR THEIR REPRESENTATIVE

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.


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The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said **STANDARD BANK AND TRUST COMPANY** the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor hereby expressly waive and release 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

BY WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_

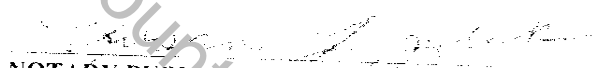
  
Joseph M. Ruzevich

  
Denise A. Ruzevich

I the undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY**, that Joseph M. Ruzevich and Denise A. Ruzevich

personally known to me to be the same persons whose names 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.

Given under my hand and Notarial seal this \_\_\_\_\_ day \_\_\_\_\_ A.D.

  
NOTARY PUBLIC

OFFICIAL SEAL  
SUSAN J. ZELENY  
Notary Public, State of Illinois  
My Commission Expires On: 06/25/06

**DEED IN TRUST**

(WARRANTY DEED)



**STANDARD BANK AND TRUST CO.**  
7800 West 95th Street, Hickory Hills, IL 60457

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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 12-26-03

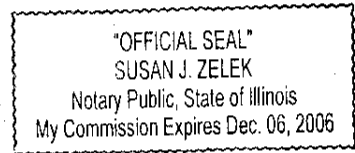
Signature: \_\_\_\_\_

*Joseph M. Ruzevich*  
Grantor ~~XXXXXX~~  
Joseph M. Ruzevich

Subscribed and sworn to before me by the said Grantor this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public \_\_\_\_\_

*Susan J. Zelek*



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 12-26, 03

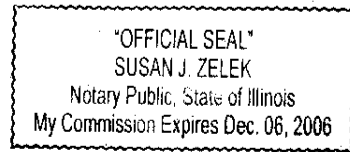
Signature: \_\_\_\_\_

*Denise A. Ruzevich*  
Grantee ~~XXXXXX~~  
Denise A. Ruzevich

Subscribed and sworn to before me by the said Grantee this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public \_\_\_\_\_

*Susan J. Zelek*



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 A&T to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)