



Doc#: 0413933077  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/18/2004 08:09 AM Pg: 1 of 3

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1st 2

**WARRANTY DEED IN TRUST**

**THIS INDENTURE WITNESSETH**, That the Grantor COLETTE HIGHLANDS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois,

of the County of Cook and State of **ILLINOIS** for and in consideration of **TEN AND NO/100 Dollars**, and other good and valuable considerations in hand paid, ~~Cover~~ and **WARRANT** unto

the **MARQUETTE NATIONAL BANK** A NATIONAL BANKING ASSOCIATION, whose address is 6155 South Pulaski Road, Chicago, Illinois, 60629, as Trustee under the provisions of a trust agreement dated the 4th day of December, 2003 ~~19~~ and known as Trust Number 16900 the following described Real estate in the County of Cook and State of Illinois, to-wit:

See legal description set forth on Exhibit A, attached hereto.

SUBJECT TO: Covenants, conditions and restrictions of record,\* public and utility easements and roads and highways; general taxes for the year 2003 (2nd installment) and subsequent years; and matters set forth on the Plat of Subdivision, the Annexation and Development Agreement recorded as Document No. 0325318023, and Master Declaration recorded as Document No. \_\_\_\_\_  
\* so long as they do not prevent the construction of townhomes under the allowable Village of Orland Park zoning

Lots 68 through 96, inclusive, in Colette Highlands Subdivision, Property Address: Orland Park, IL 60467 (Northwest corner of 159th St. & 108th Ave.) Permanent Tax Number: 27-17-400-002, 27-17-401-035 and 27-17-402-007 Volume # \_\_\_\_\_

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. See reverse side for terms & powers of trustee.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal this 11<sup>th</sup> day of May, 2004 100

COLETTE HIGHLANDS, LLC

*Paul N. Huguelet*  
PAUL N. HUGUELET, Member

3KJ

Seal

Seal

Seal

Seal

STATE OF ILLINOIS SS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County in the state aforesaid do hereby certify that PAUL N. HUGUELET, Member of Colette Highlands, LLC,

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.

Dated 5-11-04

*Jacqueline McInemey*

Notary Public  
Jacqueline McInemey  
Notary Public, State of Illinois  
My Commission Expires May 21, 2008

BOX 333-CT

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# UNOFFICIAL COPY

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 futuro, and upon any terms and 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 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 mortgage 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all personal 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.

**AFTER RECORDING, PLEASE MAIL TO:**

Theodore J. Cachey, Esq.  
9961 West 159th Street  
Orland Park, IL 60462

**THIS INSTRUMENT WAS PREPARED BY**

Robert J. Huguelet, Jr., Esq.  
10749 Winterset Drive  
Orland Park, IL 60467

# UNOFFICIAL COPY

STREET ADDRESS: LOTS 68 TO 96, COLETTE HIGHLANDS  
CITY: ORLAND PARK COUNTY: COOK  
TAX NUMBER:

**LEGAL DESCRIPTION:**

LOTS 68 TO 96 BOTH INCLUSIVE, IN HUGUELET'S COLETTE HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER IN SECTION 17, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

MAY 13 04

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000069106

REAL ESTATE TRANSFER TAX
04400.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAY 13 04

REAL ESTATE TRANSFER TAX

# 0000069276

REAL ESTATE TRANSFER TAX
02200.00
FP 102802