

UNOFFICIAL COPY



Doc#: 0420342209  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/21/2004 09:30 AM Pg: 1 of 4



Chicago Title Insurance Company

**EXECUTOR'S  
DEED IN TRUST**

ST 5053060  
LMO  
111  
etc

The grantor Patricia Ann Dybek, as executor of the estate of Bernice D. Petro, deceased, by virtue of letters of testamentary issued to Patricia Ann Dybek by Circuit court of Cook County, State of Illinois, as Case No. 2002 P 8160 and in exercise of the power of sale granted to her in and by said will and in pursuance of every other power and authority to her enabling, and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto Prairie Bank and Trust Company, a corporation of Illinois whose address is 7661 S. Harlem Avenue Bridgeview, Illinois 60455 as Trustee under the provisions of a trust agreement dated March 10, 2004, known as Trust Number 04-029 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SUBJECT TO:** covenants, conditions and restrictions of record

PERMANENT TAX NUMBER: 24-10-411-031-0000, 24-10-411-032-0000 & 24-10-411-030-0000

VOLUME NUMBER: \_\_\_\_\_

Address(es) of Real Estate: 10122 S. Keeler Avenue, Oak Lawn, Illinois 60453

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.

23161539

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$100

Village of Oak Lawn Real Estate Transfer Tax \$20

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$50

**BOX 333-CTI**

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$20

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
JUL.-8.04  
REVENUE STAMP

# 0000073084  
**REAL ESTATE  
TRANSFER TAX**  
0010875  
FP 102802

STATE TAX  
**STATE OF ILLINOIS**  
JUL.-8.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000072895  
**REAL ESTATE  
TRANSFER TAX**  
0021750  
FP 102808

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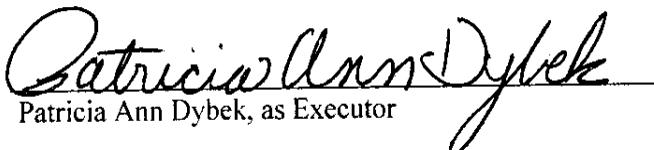
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 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, 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.

And the said grantor hereby expressly waives 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.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 31st day of March, 2004.

  
Patricia Ann Dybek, as Executor

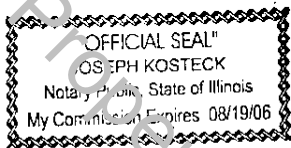
# UNOFFICIAL COPY

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Patricia Ann Dybek, as Executor of the Estate of Bernice D. Petro 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 said 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 notarial seal, this 31<sup>st</sup> day of MARCH 2004



*[Handwritten Signature]*  
(Notary Public)

**Prepared By:** Joseph M. Kosteck  
9944 S. Roberts Road #108  
Palos Hills, Illinois 60448

**Mail To:**  
Prairie Bank and Trust Company  
7661 S. Harlem Avenue  
Bridgeview, Illinois 60455

+ Copy To: Griffin & Gallagher  
1000 S. Roberts Rd  
Palos Hills, IL 60465

Notary Public, State of Illinois  
My Commission Expires 08/19/06  
Clerk's Office

# UNOFFICIAL COPY

LOTS 10, 11 AND 12 IN BLOCK 2 IN RIDGELAWN HIGHLANDS, A SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office