



Doc#: 0424418048  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 08/31/2004 10:21 AM Pg: 1 of 4

## **WARRANTY DEED IN TRUST**

THE GRANTOR **ROBERT TOKOLY**,  
an unmarried man, of the Village of Orland  
Park, Cook County, Illinois, for and in  
consideration of Ten (\$10.00) Dollars, and  
other good and valuable consideration in hand  
paid, CONVEYS and WARRANTS to  
**ROBERT TOKOLY** or his successor(s)  
in trust, as Trustee of the **ROBERT TOKOLY**  
Trust dated August 19, 2004  
as may be amended, 11240 Cameron Parkway,  
Orland Park, IL 60467, the entire interest in the  
following described Real Estate situated in the  
County of Cook, State of Illinois, to wit:

### **SEE LEGAL DESCRIPTION ATTACHED**

Street address: 11240 Cameron Parkway  
City, state, and zip code: Orland Park, Illinois 60467  
Real estate index number: 27-31-203-028-0000

TO HAVE AND TO HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set herein  
and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and  
authority is hereby granted to the trustee to improve, manage, protect, and subdivide said real estate 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 with or without consideration; to convey said  
real estate or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title,  
estate, powers, and authorities vested in the 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 present or in future, 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 real estate or any part thereof; and to deal with the 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 it,  
whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the trustee in relation to said real estate or to whom said real estate or any part  
thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any  
purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been  
complied with, or be obliged to inquire into the necessity or expediency of any act of the 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  
the 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 deed 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 deed and in the trust agreement or in some amendment thereof and binding upon

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all beneficiaries thereunder; (c) that the 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 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, her, or their predecessors 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 declared to be personal property, and no beneficiary 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

The grantor[s] 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.

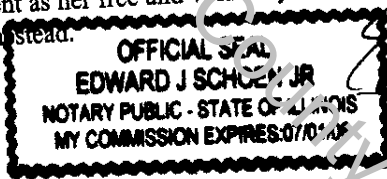
The grantor[s] have signed this deed on Aug, 11, 2004

Robert Tokoly  
ROBERT TOKOLY

STATE OF ILLINOIS )  
) ss.  
COOK COUNTY )

I am a notary public for the County and State above. I certify ROBERT TOKOLY, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed 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.

Dated: Aug, 11, 2004



Edward J. Schoen, Jr.  
Notary Public

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

DATE: 08/11/04  
Edward J. Schoen, Jr. representative  
Signature of Buyer, Seller or Representative

Send subsequent tax bills to:  
Mr Robert Tokoly, 11240 Cameron Parkway, Orland Park, Illinois 60467

This deed was prepared by:  
Edward J. Schoen, Jr., P.C., Attorney at Law, 15030 S. Ravinia Ave., Suite 30, Orland Park, IL 60462

After recording Return to:  
Edward J. Schoen, Jr., P.C., Attorney at Law, 15030 S. Ravinia Ave., Suite 30, Orland Park, IL 60462

**UNOFFICIAL COPY****LEGAL DESCRIPTION FOR**

**11240 CAMERON PARKWAY  
ORLAND PARK, IL 60467**

**PARCEL 1:**

THAT PART OF LOT NO. 7 IN CAMBRIDGE PLACE OF ORLAND PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1990 AS DOCUMENT NO. 90-165351, DESCRIBED AS FOLLOWS: THE NORTHERLY 36.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTHEASTERLY LINE) OF THE NORTHWESTERLY 66.33 FEET (AS MEASURED PERPENDICULAR TO THE NORTHWESTERLY LINE) OF SAID LOT NO. 7; SAID PARCEL CONTAINS 0.055 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR CAMBRIDGE PLACE OF ORLAND PARK RECORDED APRIL 11, 1990 AS DOCUMENT 90165352 AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 17, 1989 AS TRUST NUMBER 1092622 TO ROBERT TOKOLY AND RECORDED APRIL 30, 1990 AS DOCUMENT 90195543 FOR INGRESS AND EGRESS.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY GRANTOR RECORDED APRIL 11, 1990 AS DOCUMENT 90165352 WHICH IS INCORPORATED HEREIN BE REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION, AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

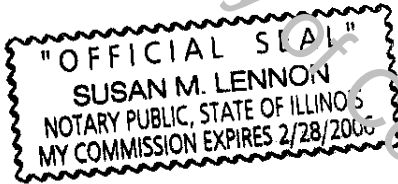
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## STATEMENT BY GRANTOR AND GRANTEE

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 8/19, 2004 Signature: Edward J. Schoen, Jr.  
Grantor or Agent

Subscribed and sworn to before me by the said Edward J. Schoen, Jr.  
this 19th day of August, 2004.

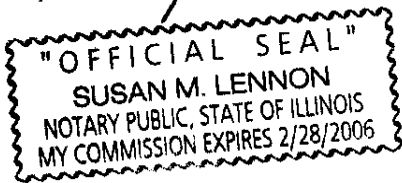


Susan M. Lennon  
NOTARY PUBLIC

The grantee 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 8/19, 2004 Signature: Edward J. Schoen, Jr.  
Grantee or Agent

Subscribed and sworn to before me by the said Edward J. Schoen, Jr.  
this 19th day of August, 2004.



Susan M. Lennon  
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.

(Attach to deed or Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)