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Doc#: 0429742098
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/25/2004 08:27 AM Pg: 1 of 3

DEED IN TRUST WARRANTY DEED

THIS INDENTURE WITNESSETH, That
the Grantor, Dorothy M.
Mittelmeier, a single
woman, * _____ of

the County of Cook and
for and in consideration of Ten and
No/100 (\$10.00) ----- Dollars,

and other good and valuable considerations
in hand, paid, Convey(s) and Warrant(s) unto
the **PALOS BANK AND TRUST**
COMPANY, an Illinois Banking Corporation
of the United States of America as Trustee

under the provisions of a Trust Agreement dated the 19th day of August ~~XX~~ 2004 and known as
Trust Number 1-6202 the following described real estate in the County of Cook and the State of
Illinois, to-wit:

* 13362 Forest Ridge Drive, Palos Heights, IL 60463

UNIT 13362 IN FOREST RIDGE AT WESTGATE VALLEY CONDOMINIUMS AS DELINEATED
ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN
LOTS IN FOREST RIDGE AT WESTGATE VALLEY, BEING A SUBDIVISION IN THAT
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED APRIL 11, 2000 AS DOCUMENT NUMBER 00250556 IN COOK
COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON November 15, 2000 AS
DOCUMENT NUMBER 00899505; TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN
SAID DECLARATION; AS AMENDED FROM TIME TO TIME.

Permanent Index No: 24-32-300-023 (affects land and other property)
Common Address: 13362 Forest Ridge Drive, Palos Heights, IL 60463

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 is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any
part thereof and to resubdivide said Property as often as desired, to contract to sell, to grant options, 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 praesenti or in futuro, and upon any terms and for any period of time, not
exceeding 98 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 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 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 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

BOX 15

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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 agreement.

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 earning avails and proceeds arising from the disposition of the premises: the intention hereof being to vest in the said PALOS BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all of the premises above described.

This conveyance is made upon the express understanding and condition that neither PALOS BANK AND TRUST COMPANY individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or us or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligations or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under Trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

And the said grantor (s) hereby expressly waive (s) and release (s) any and all right or benefit under and by virtue of any an all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor (s) aforesaid has (ve) hereunto set (his) (her) (their) hand and seal (s) this 23rd day of August, XX2004

(SEAL) _____ (SEAL) Dorothy M. Mittelmeier
Dorothy M. Mittelmeier

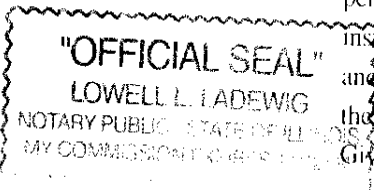
(SEAL) _____ (SEAL) _____

State of Illinois) I, Lowell L. Ladewig a Notary Public in and for said County, in the state
County of Cook) aforesaid, do hereby certify that Dorothy M. Mittelmeier, a
single woman

personally known to me to be the same person(s) whose name(s) 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 users and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and notarial seal this 23rd day of August, XX 2004

Lowell L. Ladewig
Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS

Mail Tax Bills To:

EXEMPT UNDER PROVISIONS OF PARAGRAPH
e SECTION 4, REAL ESTATE TRANSFER
ACT

Dorothy M. Mittelmeier

13362 Forest Ridge Drive

Palos Heights, IL 60463

DATE: August 23, 2004

Lowell L. Ladewig
Buyer, Seller or Representative

XXXXXXXXXXXXXXXXXXXX

Mail to and
This instrument was prepared by:

Lowell L. Ladewig
5600 W. 127th St., Crestwood, IL 60445

Palos Bank and Trust
TRUST AND INVESTMENT DIVISION
12600 South Harlem Avenue • Palos Heights, Illinois 60463
(708) 448-9100

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their 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 partner 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: August 23, 2004.

Signature: *Lowell L. Ladewig*
Grantor or Agent

Subscribed and sworn to before me by the said Lowell L. Ladewig this 23rd day of August, 2004.



Notary Public *Beverly J. Ladewig*

The grantee or its 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: August 23, 2004.

Signature: *Lowell L. Ladewig*
Grantee or Agent

Subscribed and sworn to before me by the said Lowell L. Ladewig this 23rd day of August, 2004.



Notary Public *Beverly J. Ladewig*

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 a Class A misdemeanor for subsequent offenses.

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