

# UNOFFICIAL COPY



Doc#: 0520353118  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/22/2005 01:36 PM Pg: 1 of 4

PREPARED BY: Meika Beth Mersman  
Urban & Burt, Ltd.  
5320 W. 159th St., Suite 501  
Oak Forest, IL 60452

MAIL TO:  
Urban & Burt, Ltd.  
5320 W. 159th St., Suite 501  
Oak Forest, IL 60452

## DEED IN TRUST

**THIS INDENTURE WITNESSETH** that the Grantor **Physicians Coop. Property Management, LLC** a corporation created and existing under and by virtue of the laws of the state of IL, and duly authorized to transact business in the state of IL, 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. Convey and warrant unto **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 23<sup>rd</sup> day of March, 2005, and known as Trust Number 18756 the following described real estate in the County of Cook and State of Illinois, to wit:  
(and pursuant to the authority given by the Board of the said corporation)

See attached Exhibit A for legal description and PINs.

**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 releases 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

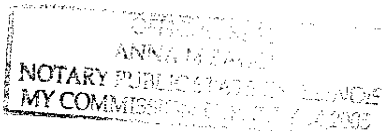
IN WITNESS WHEREOF, the grantor saforesaid ha ve hereunto set their hand and seal this 23rd day of March, 2005

\_\_\_\_\_  
President - Gerald J. Mingoelli      Secretary - Gerald J. Mingoelli  
\_\_\_\_\_

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that

personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as 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 23rd day of March, 2005 A.D.



NOTARY PUBLIC

**DEED IN TRUST**

(WARRANTY DEED)



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

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## Legal Description - Unit 3 and 4

### Exhibit A

Unit 3 and Unit 4, Oak Center Condominium Number 1, as delineated on Survey of the following described parcel of real estate (herein referred to as "Parcel"):

The South 64.19 feet of Lot 4; all of Lot 5; the North 120.81 feet of Lot 6; and the 20.00 foot vacated alley laying between Lots 5 and 6 in Lorel Gardens Subdivision of the East 300 feet of the South 675.81 feet of the West 13 1/3 acres of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 36 North, Range 13 East of the Third Principal Meridian; and that part of the Southeast 1/4 of the Southwest 1/4 of said Section 16 lying East of the East line of said Lorel Gardens Subdivision; lying West of Lot 12 in A.T. McIntosh and Company Laramie Acres, a subdivision of the East 26 2/3 acres of the Southeast 1/4 of the Southwest 1/4 of said Section 16; lying North of the North line of 159<sup>th</sup> Street; and lying South of a line parallel with and 295.0 feet North of the North line of said 159<sup>th</sup> Street, all in Cook County, Illinois, which survey is attached as Exhibit A-1 and A-2 to the declaration made by Bremen Bank and Trust Company as trustee under Trust No. 71-252, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 22365774; together with an undivided percentage interest in the common elements in Cook County, Illinois.

Permanent Index No.           28-16-305-008-1003 - Unit 3  
  28-16-305-008-1004 - Unit 4

Common Address:   5320 W. 159<sup>th</sup> Street, Entire Second Floor  
                                  Oak Forest, IL 60452

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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 of 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: July 22 2005

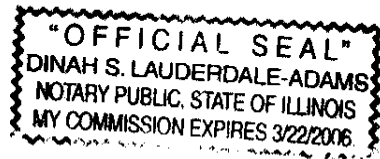
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

by the said Meike Beth Mersman

this 22 day of 7, 2005

Notary Public [Signature]



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: July 22 2005

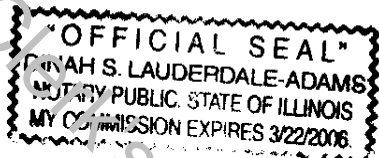
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

by the said Meike Beth Mersman

this 22 day of 7, 2005

Notary Public [Signature]



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions section 4 of the Illinois Real Estate Transfer Tax Act)