

DEED IN TRUST  
(ILLINOIS)

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Doc#: 0522020147  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/08/2005 03:42 PM Pg: 1 of 3

THE GRANTOR MICHAEL D. BERANEK, *single person*  
of the County of COOK and State of ILLINOIS

for and in consideration of TEN (\$10.00) AND NO/100  
DOLLARS, and other good and valuable considerations in hand paid,  
Convey S and (WARRANT S / 1 \_\_\_\_\_)\* unto

THEODORE T. TOBIAS, LIVING TRUST

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 30TH  
day of OCTOBER, 2003, and known as

Trust Number \_\_\_\_\_ (hereinafter referred to as "said trustee,"  
regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real  
estate in the County of COOK and State of Illinois, to wit:

Village of Oak Lawn Real Estate Transfer Tax \$500

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$300

Village of Oak Lawn Real Estate Transfer Tax \$15

24-03-312-024-1007

Permanent Real Estate Index Number(s):

Address(es) of real estate: 4530 W. 93RD STREET - CONDO 1G, 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.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 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 in 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.

Above Space for Recorder's Use Only

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 628  
Chicago, IL 60602  
312-448-4244

*30*

# UNOFFICIAL COPY

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, 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 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.

If the title to any of the 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.

And the said grantor hereby expressly waive S and release S 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 HIS hand and seal this 21ST day of JULY, 2005.

*[Signature]* (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of COOK ss.

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

MICHAEL D. BERANEK

personally known to me to be the said person whose name IS subscribed

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.

Given under my hand and official seal, this 21ST day of JULY, 2005

Commission expires 7-3 2009 *[Signature]* NOTARY PUBLIC


This instrument was prepared by ANTHONY T. BERTUCA, 6446 W. CERMAK ROAD, BERWYN ILLINOIS 60402 (Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE


MAIL TO: *JEROME FELDMAN* (Name)  
*226 S. WABASH # 601* (Address)  
*CHICAGO, IL 60604* (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
*THEODORE T. TOBIAS* (Name)  
*4530 W. 93RD ST. UNIT 1G* (Address)  
*OAK LAWN, IL 60453* (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

COUNTY TAX  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
  
 JUL.26.05  
 REVENUE STAMP

# 0000027711  
**REAL ESTATE TRANSFER TAX**  
 0008650  
 FP 102810

STATE TAX  
**STATE OF ILLINOIS**  
  
 JUL.26.05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000027726  
**REAL ESTATE TRANSFER TAX**  
 0017300  
 FP 102804

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Property of Cook County Clerk's Office

Unit 1 G together with its undivided percentage interest in the common elements in Crawford Gardens West Condominium, as delineated and defined in the Declaration recorded as document number 92506831, as amended from time to time, in the Southwest 1/4 of Section 3, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.