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DEED IN TRUST (ILLINOIS)

MAIL TO: <u>JOHN L. ZAVISLAK</u> 1 SOUTH 280 SUMMIT, C-2 OAKBROOK TERRACE, IL 60181

NAME & ADDRESS OF TAXPAYER ELEANOR R. ENGELSMAN 9169 DEL PRADO, UNIT 1E PALOS HILLS, IL 60465



Doc#: 0604649094 Fee: \$28.50 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/15/2006 01:14 PM Pg: 1 of 3

THE GRANTOR(S), **ELEANOR R. ENGELSMAN**, a widow, of 9169 Del Prado, Unit 1E, Palos Hills, IL 60465, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS unto **ELEANOR R. ENGELSMAN**, 9169 Del Prado, Unit 1E, Palos Hills, IL 60465, County of Cool. State of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of January, 2006, and known as the **ELEANOR R. ENGELSMAN TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in a trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit: UNIT 9169 1-E IN LAG FUENTES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN LAS FUENTES OF LOS PALOS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL EAST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 89615776 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 23-10-200-003-0000
Address of real estate: 9169 DEL PRADO, UNIT 1E, PALOS HILLS, IL 60465

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 line ove, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, high vays 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 gran 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 provision 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



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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 ure 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 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 limits uo is," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives 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 aforesaid has hereunto set his hand and seal this ______ day of May, 2005. 2/6/4/5

STATE OF ILLINOIS

COUNTY OF Cook

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CO HEREBY CERTIFY that ELEANOR R. ENGELSMAN, a widow, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 __/6 day of JAUGO.y , 2006

"OFFICIAL SEAL" JOHN L. ZAVISLAK \$ Expires 07/29/00

This instrument was prepared by: JOHN L. ZAVISLAK 1SOUTH 280 SUMMIT, C-2 OAKBROOK TERRACE, IL 60181-3948 630-268-8585

REAL ESTATE TRANSFER TAX ACT. DATE 1-16-06

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SECTION e

Buyer / Seller / Representative

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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.

the State of Illinois.	a .
Dated: 1-16 2006	Signature: Pleanu R. Engelsman Grantor or Agent
SUBSCRIBED and SWORN to before me this 16 day of Javary, 200	"OFFICIAL SEAL" PUBLIC JOHN L. ZAVISLAK STATE OF ILLINOIS COMMISSION EXPIRES 07/29/06
Notary Public	20
	affirms and verifies that the name of the grantee shown
on the deed or assignment of be person, an Illinois corporation or acquire and hold title to real esta	neficial interest in a land trust is either a natural foreign corporation authorized to do business or the in Illinois, a partnership authorized to do business or the in Illinois, or other entity recognized as a person and quire title to real estate under the laws of the State of
Illinois. Dated: 1-16 2006	Signature: Fram Ragelame Grantee or Agent
SUBSCRIBED and SWORN to before me this/6 day of	"OFFICIAL SEAL" NOTARY PUBLIC JOHN L. ZAVISLAK STATE OF SILINOIS COMMISSION EXPIRES 07/29/06
Notary Flublic	the identity of a grantee
NOTE: Any person who know shall be guilty of a Class C misdemea	vingly submits a false statement concerning the identity of a grantee nor 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.