

# UNOFFICIAL COPY



TRUSTEE'S DEED  
(Conveyance to Trust)  
MAIL RECORDED DEED TO:

Doc#: 0613834104 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2006 01:41 PM Pg: 1 of 5

**HARVEY JACK WALLER & ASSOCIATES**  
**30 NORTH LA SALLE STREET, SUITE 2040**  
**CHICAGO, ILLINOIS 60602**

PREPARED BY:  
FOUNDERS BANK  
11850 S. HARLEM  
PALOS HEIGHTS, IL 60463

Note: This space is for Recorder's Use Only

THIS INDENTURE, made this 4TH day of JANUARY, 2006, between FOUNDERS BANK, a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDERS BANK in pursuance of a trust agreement dated the 6TH day of DECEMBER, 1999, and known as Trust Number 5621, party of the first part, and HALINE K. GERAS AS TRUSTEE OF THE HALINE K. GERAS REVOCABLE LINING TRUST DATED JUNE 15, 2005 of 8741 GOLDEN ROSE DRIVE, ORLAND PARK, ILLINOIS 60462 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois to wit:

SEE ATTACHED LEGAL

PIN : 27-23-102-030-0000

C/K/A: 8741 GOLDEN ROSE DRIVE, ORLAND PARK, ILLINOIS 60462  
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

This document contains 3 pages.  
This is Page 1 of 3.

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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 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.

In no case shall any part 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 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 all 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.

**This document contains 3 pages.  
This is Page 2 of 3.**

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its **SR. VP AND TRUST OFFICER** and attested to by its **VP & TRUST OFFICER**, the day and year first above written

FOUNDERS BANK  
as trustee aforesaid,

BY: *D. DeGroot*  
**SR. VP & TRUST OFFICER  
DOUGLAS DEGROOT**

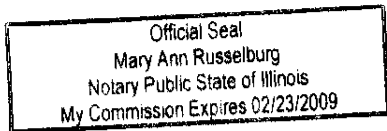
ATTEST: *B. Granato*  
**VP & TRUST OFFICER  
BRIAN GRANATO**



STATE OF ILLINOIS )  
                                  SS.  
COUNTY OF COOK )

The undersigned, A Notary Public in and for said County, in the State aforesaid, does hereby certify that **Douglas DeGroot and Brian Granato** Officers of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such **SR. VP & TRUST OFFICER AND VP & TRUST OFFICER** respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth; and the said VP & TRUST OFFICER did also then and there acknowledge that HE as custodian of the corporate seal of said Company, did affix the said corporate seal of said company to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this **4TH DAY** of **JANUARY, 2006**.



*Mary Ann Russelburg*  
Notary Public

NAME AND ADDRESS OF TAXPAYER:

Haline K. Geras  
8741 Golden Rose Drive  
Orland Park, IL 60462

COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: *1/4/06*  
*[Signature]*  
Buyer/Seller/Representative

This document contains 3 pages.  
This is Page 3 of 3.

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## EXHIBIT "A"

### PARCEL 1:

THAT PART OF LOT 10 IN HIGHLAND BROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 10, 30.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 05 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 27.75 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 103.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST 41.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 05 SECONDS EAST 82.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 55 SECONDS WEST 41.33 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 05 SECONDS WEST 82.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLAND BROOK TOWNHOUSES RECORDED MAY 19, 1997 AS DOCUMENT 97-351142.

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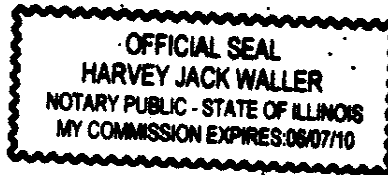
## STATEMENT BY GRANTOR AND GRANTEE

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 January 4, 2006

Signature: Harvey Waller/agent  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
this 4 day of January, 2006  
Notary Public Harvey Waller

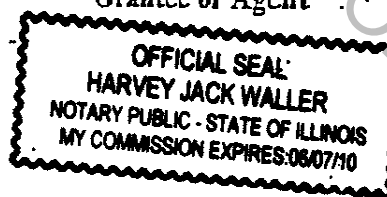


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 4, 2006

Signature: Harvey Waller/agent  
Grantee or Agent

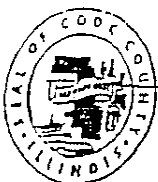
Subscribed and sworn to before me  
by the said Grantee  
this 4 day of January, 2006  
Notary Public Harvey Waller



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.

(Attached 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.)

Revised 10/02-cp



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY ILLINOIS