## **UNOFFICIAL COPY**

## **DEED IN TRUST**

## THE GRANTOR OLGA B. KOWALCZYK,

divorced not since remarried, of the Village of Orland Park, Cook County, Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in nand paid, Conveys/QUITCLAMS to



Doc#: 0636046104 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 12/26/2006 03:23 PM Pg: 1 of 4



## OLGA B. KOWALCZYK

11243 Bradley Court Orland Park, Illinois, 60467

as trustee, under the provisions of Declaration of Trust dated December 14, 2006, and known as THE OLGA B. KOWALCZYK DECLARATION OF TRUST and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

## SEE AT TACHED

Street address: 11243 Bradley Court, Orland Park, Illinois, €0467 Real estate index number 27-31-205-021

TO HAVE AND TO HOLD the premises with the appurten nees on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, project, and subdivide the premises or any part thereof; to dedicate parks, streets, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mor gaze, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, rovers, authorities, duties, and obligations of its, his, her, 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 surplings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but orly an interest in the earnings, avails, and proceeds thereof.

The grantors hereby expressly waive and release 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.

The grantor has signed this deed on December 14, 2006.

STATE OF ILLINOIS)

) ss.

COOK COUNTY

I am a notary public for the County and State above. I certify OLGA P. KOWALCZYK, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: December 14, 2006.

Name and address of grantee

"OFFICIAL SEAL" ROBERT J. HENNESSY Notary Public, State of Illinois My Commission Expires 10/16/2007

and send future tax bills to: Olga B. Kowalczyk 11243 Bradley Court, Orland Park, IL. 60467

This deed was prepared by: Robert J. Hennessy, 11800 South 75th Avenue, Suite 101, Palos Heights, IL 60463

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 200/31-45 of the Real

Estate Transfer Law.

Dated: Dec. 14, 2006

0636046104 Page: 3 of 4

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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: 12/14/	Signature	Grantor or Agent
	SWORN TO BEFORE	
ME BY THE SATO _0 THIS <u>/4<sup>r4</sup></u> DAY 0 <b>2006.</b>	OLGA B. KOWALCZ OF OECEMBER	"OFFICIAL SEAL" ROBERT J. HENNESSY Notary Public, State of Illinois My Commission Expires 10/16/2007
NOTARY PUBLIC_	11061 / Jun	nus

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 fore.gr. corporation 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: 12/14/06

Signature /

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID OLGA B- KOWALCE

THIS /2/78 DAY OF

DECEMBER

"OFFICIAL SEAL"

ROBERT J. HENNESSY

Notary Public, State of Illinois

My Commission Expires 10/16/2007

NOTARY PUBLIC

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and 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}

0636046104 Page: 4 of 4

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### LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 17 IN CAMBRIDGE PLACE OF ORLAND PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERFOF RECORDED APRIL 11, 1990 AS DOCUMENT 90165351, DESCRIBED AS FOLLOWS: THE EASTERLY 36.00 FEET (AS AMENDED PERPENDICUARLY TO THE EASTERLY LINE) OF THE NORTHERLY 66.34 FEET (AS MEASURED PERPENDICULAR TO THE NORTHERLY 56.34 FEET (

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1
AFORESAID AS SET FOR THIN THE DECLARATION OF PARTY WALL RIGHTS,
COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR CAMBRIDGE
PLACE OF ORLAND PARK RECORDED APRIL 11, 1990 AS DOCUMENT 90165352 AS
AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM CHICAGO TITLE
AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY
17, 1989 KNOWN AS TRUST NUMBER 1092622 TO CHARLES F. RICHTER, JR. AND LINDA
S. RICHTER AND RECORDED NOVEMBER 19, 1990 AS DOCUMENT 90563377 FOR
INGRESS AND EGRESS.