

# UNOFFICIAL COPY



0708744089-D

Doc#: 0708744089 Fee: \$36.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/28/2007 02:47 PM Pg: 1 of 7

Property of Cook County Clerk's Office

## DEED IN TRUST

THE GRANTORS, LARRY W. ZEMAN and MARIA K. ZEMAN, married to each other, of the Village of Orland Park, State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant to LARRY W. ZEMAN and MARIA K. ZEMAN, as trustees, under the provisions of a trust dated February 2, 2007, and known as the LARRY W. ZEMAN and MARIA K. ZEMAN 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 legal description attached hereto and made a part hereof

Common Address: 7725 W. 158<sup>th</sup> Court, Orland Park, IL 60462

Real estate index number: 27-13-308-050-1007  
27-13-308-049-1019

TO HAVE AND TO HOLD the interest hereby conveyed unto the grantee hereunder, in fee simple, forever, to the end that the property shall be held by LARRY W. ZEMAN and MARIA K. ZEMAN, under the provisions of the LARRY W. ZEMAN

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AND MARIA K. ZEMAN TRUST dated February 2, 2007 and to all and every successor or successors in trust under the trust agreement.

TO HAVE AND TO HOLD the premises with appurtenances of 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, protect, 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 mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession 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 or 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 anytime or times after the date of this deed.

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In no case shall any party dwelling 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 trustee agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this deed and in the trustee 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, powers, 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 earnings, avails, and proceeds arising from the sale or other dispositions 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 only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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

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similar import, in accordance with the statute in such case made and provided.

The Grantors have signed this deed on February 2, 2007.

Larry W. Zeman  
Larry W. Zeman

Maria M. Zeman  
Maria K. Zeman

Exempt under Real Estate Transfer Tax Law  
35 ILCS 200/31-45 subpar. e.

Date 2-2-07

Edith K. Infante

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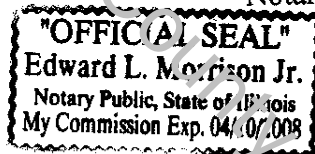
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public for the County and State above, do hereby certify that Larry W. Zeman and Maria K. Zeman, married to each other, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below 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.

GIVEN under my hand and seal this 2nd day of February, 2007.

*Edward L. Morrison Jr.*

Notary Public



Deed Prepared By/  
Mail Recorded Deed To:

Edward L. Morrison, Jr.  
20280 Governors Hwy.  
Suite 302  
Olympia Fields, Illinois 60461

Mail Tax Bills To  
and Address of Grantee:

Larry and Maria Zeman  
7725 W. 158<sup>th</sup> Court  
Orland Park, IL 60462

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## Exhibit A

UNIT NUMBER 7725 IN VERITAS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN VERITAS TOWNHOMES SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87658979, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address: 7725 West 158th Court, Orland Park, IL 60462

PIN: 27-13-308-050-1007

EstPlan/ZemanL/Deed

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

## STATEMENT BY GRANTOR AND GRANTEE

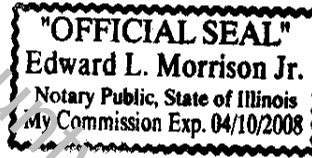
The Grantor, or his agent, affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated: Feb. 27, 2007

Shirley Morrison  
Grantor or Agent

Subscribed and Sworn to  
before me this 27 day  
of February, 2007

Ed L. Morrison Jr.  
Notary Public



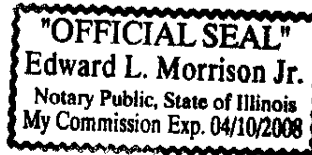
The Grantee, or his agent, affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated: Feb-27, 2007

Shirley Morrison  
Grantee or Agent

Subscribed and Sworn to  
before me this 27 day  
of February, 2007

Ed L. Morrison Jr.  
Notary Public



**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.