

DEED IN TRUST (ILLINOIS)

4375651

THE GRANTOR

Richard C. Novak, an unmarried man, of 3626 Western Avenue, unit "A", Park Forest, Illinois 60466



Doc#: 0713547034 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/15/2007 08:31 AM Pg: 1 of 2

GIT (S/A)

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Chicago Title and Land Trust Company, a corporation of Illinois, 181 West Madison Street, Suite 1700, Chicago, Illinois 60602, as Trustee under the terms and provisions of a certain Trust Agreement dated the 26th day of April, 2007 and designated as Trust No. 8002348621, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Unit 24-8 Together with its undivided percentage interest in the common elements in Glen Arbor in the Park Forest Condominium as delineated and defined in the declaration recorded as document # 22234903, as amended, in the Southeast 1/4 of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

Permanent Real Estate Index Number(s): 31-36-200-025-1162 Address of real estate: 3626 Western Avenue, Unit "A", Park Forest, Illinois 60466

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

UNOFFICIAL COPY

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, the names successor pursuant to the trust agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

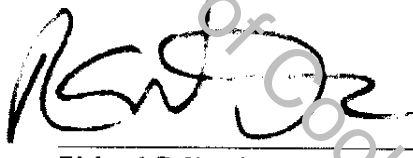
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 3rd day of May, 2007

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

 (SEAL) _____ (SEAL)

Richard C. Novak _____ (SEAL)

_____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, Tricia K. Meiner, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Richard C. Novak**, a ^{un}married man personally known to me to be the same person whose name is subscribed to 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 3rd May of May, 2007

Commission expires: July 24, 2008


 NOTARY PUBLIC

This instrument was prepared by:
 Ladewig & Ladewig, P.C.
 Scott L. Ladewig, Attorney at Law
 5600 West 127th Street
 Crestwood, Illinois 60445

STATE TAX
 REAL ESTATE
 TRANSFER TAX 125doll's 00c's

MAIL TO:
 Robert J. Galgan, Jr.
 340 West Butterfield Road
 Elmhurst, Illinois 60126

SEND SUBSEQUENT TAX BILLS TO:
 James Grant Chicago Title # 800 234 8621
 c/o 3626 Western Avenue, Unit A
 Park Forest, Illinois 60126

