



DEED IN TRUST

Doc#: 0717031068 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/19/2007 12:05 PM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

RICHARD G. ROSS and
VIOLETA C. LIM, his wife
as Tenants by the Entirety,
of 7624 Arquilla Drive Unt#2A,

of the VILLAGE of PALOS HEIGHTS, County of COOK, State of ILLINOIS, for and in consideration of TEN (10) DOLLARS, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby conveys and quit claims to RICHARD G. ROSS, Trustee of the DECLARATION OF LIVING TRUST OF RICHARD G. ROSS, dated the 27th day of NOVEMBER, 2000, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 23-36-303-143-1139

Address(es) of Real Estate: 7624 Arquilla Drive, Unit 2A, Palos Heights, Illinois 60463

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 herein, 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 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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, 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 so 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 with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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.

UNOFFICIAL COPY

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 in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliances with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) 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 13 day of June, 2007.

PLEASE PRINT
OR TYPE NAME(S)
BELOW SIGNATURE(S)

Richard G. Ross (SEAL) Violeta C. Lim (SEAL)
RICHARD G. ROSS **VIOLETA C. LIM**

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **RICHARD G. ROSS and VIOLETA C. LIM**, husband and wife personally known to me to be the same person(s) whose name(s) 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.

IMPRESS SEAL HERE

Given under my hand and official seal this 13 day of JUNE, 2007

Commission expires _____



[Signature]
NOTARY PUBLIC
S. Davi, 1105 W. Burlington Ave., Western Springs, IL 60558
(NAME AND ADDRESS)

Legal Description

PARCEL 1: UNIT NO. 7624 -2-A IN OAK HILLS CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23684699, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION COMPANY, CORPORATION OF ILLINOIS DATED OCTOBER 1, 1976 AND RECORDED OCTOBER 25, 1976, AS DOCUMENT NUMBER 23684698 AND AS CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY TO J. REX BENDIGKEIT RECORDED MAY 1, 1980 AS DOCUMENT 25142565, FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

This conveyance is exempt from the purchase of Revenue Stamp pursuant to Par. E, Sec. 4 of the Real Estate Transfer Stamp Act.

Date 6/13/07

MAIL **UMBERTO S. DAVI**
TO: **1105 W. BURLINGTON AVENUE**
WESTERN SPRINGS, IL 60558

SEND SUBSEQUENT TAX BILLS TO:
RICHARD G. ROSS
(Name)
7624 ARQUILLA DRIVE, UNIT 2A
(Address)
PALOS HEIGHTS, IL. 60463
(City, State and Zip)

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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 living 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: June 13TH, 2007

Signature: *Richard G Ross*
Grantor or Agent

Subscribed and Sworn to before me
this 13th day of June, 2007



Notary Public *[Signature]*

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 living 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: June 13TH, 2007

Signature: *Richard G Ross*
Grantee or Agent

Subscribed and Sworn to before me
this 13th day of June, 2007



Notary Public *[Signature]*

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.

(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.)