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## DEED IN TRUST WARRANTY DEED

THIS INDENTURE WITNESSETH, That
the Grantor,
JULIA A. MULLER,
a single person of
the County of Cook and
for and in consideration of
and other good and valuable considerations
in hand, paid, Convey (s) and Warrant(s) unto
the PALOS BANK AND TRUST
COMPANY, an Illinois Lapling Corporation

Doc#: 0808646011 Fee: \$40.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 03/26/2008 11:15 AM Pg: 1 of 3

of the United States of America, as Trustee

under the provisions of a Trust Agreement dated the 4th day of April 20 07 and known as

Trust Number 1-7170 the following described real estate in the County of Cook and the State of Illinois, to-wit:

UNIT 7-2 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JANUARY 1, 1984, AND KNOW AS TRUST NUMBER 61991, RECORDED ON MARCH 5, 1993 AS DOCUMENT 93168945, AS AMENDED FROM TIME TO TIME, IN THE WEST 34 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERFST IN THE COMMON ELEMENTS.

Permanent Index No:

28-17-416-009-1074

Common Address:

15727 South Peggy Lane, #2, Oak Forest, IL 50452

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof and to resubdivide said Property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period of time, not exceeding 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 partition 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 said premises 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 same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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

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to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in earning avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said PALOS BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all of the premises above described.

This conveyance is made upon the express understanding and condition that neither PALOS BANK AND TRUST COMPANY individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or us or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligations or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under Trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee or an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the paymont and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

And the said grantor (s) he eby expressly waive (s) and release (s) any and all right or benefit under and by virtue of any an all statutes of the State of Illino's providing for the exemption of homesteads from sale on execution or otherwise. In Witness Whereof the granter (1) aforesaid has (ve) hereunto set (his) (her) (their) hand and seal (s) this 20 07 (SEAL a Notary Public in and for said County, in the state State of County of aforesaid, do hereby certify that personally known to me to be the same person(s) whose name(s) subscribed to the foregoing ostrument appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed "OFFICIAL SEAL and delivered the said instrument as \_\_\_\_\_\_\_
MELISSA M. BERNHARD free and voluntary act, for the users and purposes MELISSA M. BENNHARD of the forth, including the release and waiver of the right of the nestead. NOTARY PUBLIC, EXPIRES 10/20/08 hand and potarial seal this Notary Public COUNTY - ILLINOIS TRANSFER STAMPS Mail Tax Bills To: EXEMPT UNDER PROVISIONS OF PARAGRAPH Julia A. Muller SECTION 4, REAL ESTATE TRANSFER ACT. 15727 South Peggy Lane #2 Oak Forest, IL 60452

This instrument was prepared by: RYAN & EHRENSTROM 4849 West 167th, #102 Oak Forest, IL 60452 Mail to: Grantee's Address



12600 South Harlem Avenue / Palos Heights, Illinois 60463 (708) 448-9100

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## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 4-4, 20 07
Signature: Jaca a medler Grantor or Agent
Grantor or Agent
Subscribed and sympa to before me,
By the said Dun A. Mwel
This day of April 2001 Tofficial SEAL"
Notary Public William 1 1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/20/08
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 \( \square\). \( \square\)	, 20	7.0
	Signature:	Grantop or Agent
Subscribed and sworn to before me		0.0001000000000000000000000000000000000
By the said		"OFFICIAL SEAL"
This / day of / , 20	008	2 JULIE ANN WINISTOREED 2
Notary Public Con January		2 Notary Public, State at title at 2
<del></del>		My Commission Expires 8/12/08
		The state of the s

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.)