

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 0825326105 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/09/2008 10:17 AM Pg: 1 of 4

P.N.T.N.

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 14th day of August, 2008 by Marian F. Murphy, as Trustee of The Marian F. Murphy Trust dated March 26, 1997 hereinafter referred to as Grantor(s), and State Bank of Countryside, as Trustee under the provisions of Trust Agreement dated the 14th day of August, 2008 and known as Trust Number 08-3043, 6734 Joliet Road, Countryside, IL 60525, County of Cook and State of Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantor(s) is the duly acting Trustee(s) of The Marian F. Murphy Trust dated March 26, 1997, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor(s), not individually but as such trustee(a), in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: State Bank of Countryside, as Trustee under the provisions of Trust Agreement dated the 14th day of August, 2008 and known as Trust Number 08-3043, 6734 Joliet Road, Countryside, IL 60525 pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 420 West Burlington, Unit 301 and P-5, LaGrange, IL 60525, legally described as:

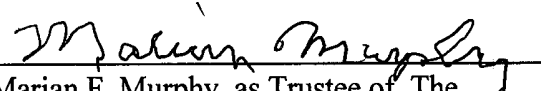
SEE ATTACHED

Permanent Index Number: 18-04-121-037-1008 and 18-04-121-037-1030

Address(es) of Real Estate: 420 West Burlington, Unit 301 and P-5, LaGrange, IL 60525
SEE ATTACH PROVISIONS

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set his / her hand and seal the day and year first above written.


Marian F. Murphy, as Trustee of The
Marian F. Murphy Trust dated March 26,
1997

4LC

PROVISIONS ATTACHED TO DEED IN

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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.

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 Cook County Recorded 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.

Clerk's Office

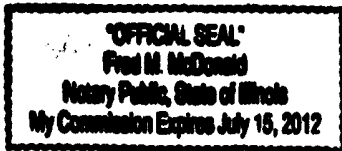
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Fred M. McDonald the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that 14th day of August, 2008 by Marian F. Murphy, as Trustee of The Marian F. Murphy Trust dated March 26, 1997 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 / she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August, 2008

Commission expires 7-15-2012



Fred M. McDonald
NOTARY PUBLIC

This instrument was prepared by: Thomas J. Murphy, Attorney at Law, 10540 S. Western Avenue, Suite 500, Chicago, IL 60643

MAIL TO:

Alan J. Bernick
Attorney at Law
512 West Burlington Avenue, Suite 105
LaGrange, IL 60525

OR

Recorder's Office Box No. _____

SEND SUBSEQUENT TAX BILLS TO:

K. ZOGRAFOS
420 W BURLINGTON Apt 301
LAGRANGE, IL 60525


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UNITS 420-301 AND P5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011096800, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.-4.08


REVENUE STAMP

0000037828

REAL ESTATE TRANSFER TAX
00123.00
FP 103025

STATE TAX

STATE OF ILLINOIS



SEP.-4.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037828

REAL ESTATE TRANSFER TAX
00246.00
FP 103021