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DEED IN TRUST (ILLINOIS)

Doc#: 0833746007 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/02/2008 12:25 PM Pg: 1 of 4

THIS INDENTURE
WITNESSETH, THAT THE
GRANTOR,
LINDA A. PETRASEK,
a single person, of the County of
Cook and State of Illinois, for and
in consideration of

Ten and 00/100 (\$10.00) DOLLARS

and other good and valuable
considerations in hand paid,

Conveys and Quit Claims unto,

**Linda Anne Petrasek as Trustee
of the Linda Anne Petrasek Revocable**

Living Trust dated September 4, 2008, 6128 S. Kensington, Unit B, Countryside, IL 60525,
hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and
every successor or successors in trust under said trust agreements, the following described real
estate in the County of Cook and State of Illinois, to wit:

Legal Description: *(See Legal Attached Hereto)*

Permanent Real Estate Index Number: 18-16-302-036-1013

Address of Real Estate: 6128 S. Kensington, Unit B, Countryside, IL 60525



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the
uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti; or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 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 any time or times hereafter; to contract to make leases and to grant options to lease and options to renew 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 said premises or any part thereof; 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter

In no case shall any party dealing with said 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 said trustee, 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 compiled with, or be obliged to inquire into the necessity or expediency of any

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act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and delivery every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a 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 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 disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any titles or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby 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 similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his/her hand and seal on this 4th day of September, 2008.

Linda Anne Petrasek
LINDA ANNE PETRASEK

State of Illinois,
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LINDA ANNE PETRASEK, 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 his/her 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 4th day of September, 2008



Maureen E Aikens
Notary Public

This instrument was prepared by William S. Wilson, 1023 W. 55th St., LaGrange, IL 60525

Mail to:

William S. Wilson
1023 West 55th Street, Suite 110
LaGrange, IL 60525

Send Subsequent Tax Bills To:

Linda Anne Petrasek
6128 S. Kensington, Unit B
Countryside, IL 60525

This deed represents a transaction exempt under 35ILCS 200/31-45 Paragraph "e" of the Real Estate Transfer Tax Act.

Grantor Linda Anne Petrasek

Dated 9/4/08

UNOFFICIAL COPY**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 203 AS DELINEATED ON A SURVEY OF A PARCEL OF REAL ESTATE LOCATED IN SECTION 16, TOWNSHIP 38 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 AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR KENSINGTON ARMS CONDOMINIUM UNIT NO. 3, AS DOCUMENT NUMBER 22170278 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST AS TENANTS IN THE COMMON ELEMENTS (THE IMPROVEMENTS EXCEPT ALL UNITS THEREIN AND THE REAL ESTATE UPON WHICH THEY ARE ERECTED AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND THE SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS CREATED BY WARRANTY DEED FROM CHEVRON SPORT CENTER, INC., CORPORATION OF ILLINOIS TO JOSEPH C. GROSS DATED AUGUST 9, 1960 AND RECORDED AUGUST 17, 1960 AS DOCUMENT NUMBER 17939334 FOR INGRESS AND EGRESS OVER, ALONG AND UPON PREMISES DESCRIBED AS FOLLOWS: THE EAST 33 FEET OF THE WEST 327.40 FEET OF THE EAST 458.35 FEET (EXCEPT THE NORTH 902.18 FEET THEREOF) OF THAT PART OF LOT 13 LYING NORTH OF THE ENTER LINE OF JOLIET ROAD) IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT THAT PART FALLING IN JOLIET ROAD), ALL IN COOK COUNTY, ILLINOIS.

of Cook County Clerk's Office

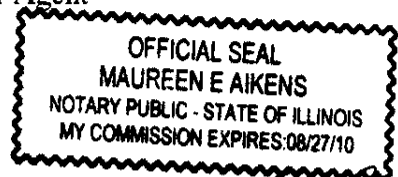
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her 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 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 or persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/4, 2008

Signature [Handwritten Signature]
Grantor or Agent

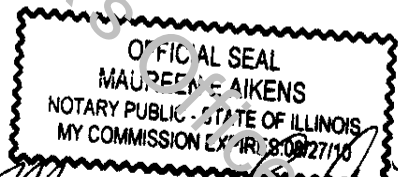


Subscribed and sworn to before me this 4th day of Sept., 2008. Notary Public Maureen E. Aikens

The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or Assignment of Beneficial Interest in a land trust is are either a natural, 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 or persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9/4, 2008

Signature [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me this 4th day of Sept., 2008. Notary Public Maureen E. Aikens

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.