

UNOFFICIAL COPY



DEED IN TRUST

The Grantors,  
ANTHONY T. LAYTON  
and SHIRLEY LAYTON,  
husband and wife,  
residing at 7731  
Arquilla Drive,  
Unit 2B, Village of  
Palos Heights,  
County of Cook,  
State of Illinois,  
f o r i n  
consideration of  
ten dollars  
(\$10.00) and other  
good and valuable

Doc#: 0900746057 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/07/2009 03:19 PM Pg: 1 of 5

consideration in hand paid, convey and warrant the following described Real Estate situated in the County of Cook in the State of Illinois unto:

ANTHONY T LAYTON, Trustee of the ANTHONY T. LAYTON TRUST dated December 12, 2008, and his successors in trust, of 7731 Arquilla Drive, Unit 2B, Palos Heights, Illinois 60463, to wit:

PARCEL I:

UNIT NUMBER 7731-2-B IN OAK HILLS CONDOMINIUM I AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISIONS IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 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, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL II

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I 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 23684698 AND CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, TO MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1973 AND KNOWN AS TRUST NO. 6165 DATED JUNE 19, 1978 AND RECORDED SEPTEMBER 29, 1978 AS DOCUMENT NO. 24649827 FOR INGRESS AND EGRESS.

together with the appurtenances attached thereto.

**UNOFFICIAL COPY**P.I.N.# 23-36-303-143-1248Real Estate Index Number: 23-36-303-143-1248Commonly known as: 7731 Arquilla Drive, Palos Heights, Illinois 60463

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 and set forth herein.

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, streets, 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, 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 contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof, 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any 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 conditions and limitations contained in this Indenture and in

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said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; © that said trustee was duly authorized and empowered to execute and deliver 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.

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, if any, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set their hands and seals, this 2<sup>nd</sup> day of ~~October~~ JANUARY, 2009.

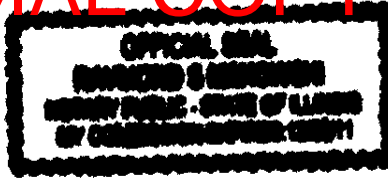
Anthony T. Layton (SEAL)  
ANTHONY T. LAYTON

Shirley Layton (SEAL)  
SHIRLEY LAYTON

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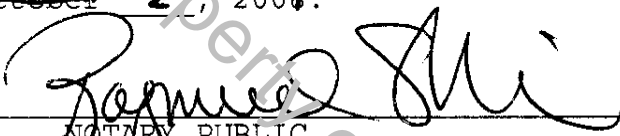
P.I.N.# 23-36-303-113-1248

State of Illinois )  
 ) SS  
County of DuPage )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY T. LAYTON and SHIRLEY LAYTON, husband and wife, each personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this day of ~~October~~ <sup>JANUARY</sup> 2, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC

THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER ACT

Dated: ~~October~~ <sup>JANUARY</sup> 2, 2009   
Raymond S. Makowski

THIS INSTRUMENT PREPARED BY: Raymond S. Makowski, 931 W. 75<sup>th</sup> Street, Suite 137-254, Naperville, Illinois 60565-7202

MAIL TO :  
Raymond S. Makowski  
PMB #254, 931 W. 75<sup>th</sup> St, #137  
Naperville, Il. 60565-7202

SEND SUBSEQUENT TAX BILLS TO:  
ANTHONY T. LAYTON, Trustee  
7731 Arquilla Drive  
Palos Heights, Il. 60463



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First American

### 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 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 1/2/09

Signature X Anthony T. Payne  
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR affiant  
this 2ND day of JANUARY, 2009



Notary Public Raymond S. Makowski

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 1/2/09

Signature X Anthony T. Payne  
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR affiant  
this 2ND day of JANUARY, 2009



Notary Public Raymond S. Makowski

Note: Any person who knowingly submits a false statement concerning the identity of the 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.)