

# UNOFFICIAL COPY

## DEED IN TRUST WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor, GISELA J. YINGST,  
divorced and not since  
remarried of  
the County of Cook and  
for and in consideration of Ten  
(\$10.00) Dollars,



Doc#: 0904246047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/11/2009 02:22 PM Pg: 1 of 3

Doc#: 0734622000 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/12/2007 09:16 AM Pg: 1 of 3

and other good and valuable considerations in hand, paid, Convey(s) and Warrant(s) unto the **PALOS BANK AND TRUST COMPANY**, an Illinois Banking Corporation of the United States of America, as Trustee

under the provisions of a Trust Agreement dated the 21st day of July 1996 ~~XX~~ and known as Trust Number 1-3998 the following described real estate in the County of Cook and the State of Illinois, to-wit:

Parcel 1: Unit 13149-3A in Laurel Glen Condominiums of Westgate Valley as Delineated on a Survey of the Following Described Real Estate: Certain Lots in Laurel Glen Condominiums of Westgate Valley, Being a Subdivision of Part of the West 1/2 of the Southwest 1/4 of Section 32, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois Which Survey is Attached as Exhibit "A" to the Declaration of Condominium Recorded as Document No. 0011079800 as Amended, Together with its Undivided Percentage Interest in the Common Elements.

Parcel 2: The Exclusive Right to the Use of Garage Parking Space G-4, Limited Common Element, as Described in the Aforesaid Declaration.

\*\*Deed is being re-recorded in order to correct that date of the Trust Agreement which should be June 21, 1996, not July 21, 1996.\*\*

Permanent Index No: 24-32-303-014-1017  
Common Address: 13149 Forest Ridge, 3A, Palos Heights, IL 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 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 of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment 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) hereby 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 Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor (s) aforesaid has (ve) hereunto set (his) (her) (their) hand and seal (s) this 10 day of December, 2007

(SEAL) Gisela J. Yingst (SEAL)  
GISELA J. YINGST

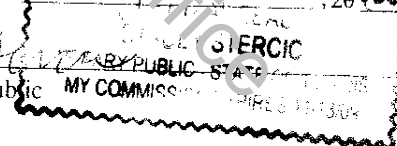
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois )  
County of Cook )

I, Stacy Steiner a Notary Public in and for said County, in the state aforesaid, do hereby certify that Gisela J. Yingst

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and notarial seal this 10 day of December, 2007

Stacy Steiner  
Notary Public  


COUNTY — ILLINOIS TRANSFER STAMPS

Mail Tax Bills To:

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
e SECTION 4, REAL ESTATE TRANSFER

Gisela J. Yingst

ACT

13149 Forest Ridge, 3A

DATE

Palos Heights, IL 60463

[Signature]  
Buyer, Seller or Representative

Mail to: Grantee's Address

This instrument was prepared by:  
James J. Morrone, P.C.  
12820 S. Ridgeland, #C, Palos Heights, IL  
60463

 **Palos Bank and Trust**  
TRUST AND INVESTMENT DIVISION  
12600 South Harlem Avenue / Palos Heights, Illinois 60463  
(708) 448-9100

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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 and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: February 10, 2009

Signature: Mary Kay Bude  
Grantor

Subscribed and sworn to before  
me by the said Grantor  
This 10th day of February, 2009.



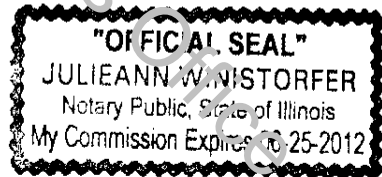
[Signature]  
Notary Public

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 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: February 10, 2009

Signature: Mary Kay Bude  
Agent

Subscribed and sworn to before  
me by the said Agent  
This 10th day of February, 2009.



[Signature]  
Notary Public

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 a Class A Misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)