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QUIT CLAIM DEED IN TRUST /

Doc#: 1004934003 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/18/2010 08:19 AM Pg: 1 of 6

Return to: /

John T. Conroy /

4544 W. 103rd Street /

Oak Lawn, IL 60453 /

(This Space above for Recorder's use only.)

THE GRANTOR(S) **BARBARA VALENTINE, MARRIED TO ANTON E. VALENTINE** of the Village of Oak Lawn, Cook County, Illinois,

for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims to:

BARBARA VALENTINE

of 10817 S. Kenton, Oak Lawn, Cook County, Illinois, as trustee (the trustee, regardless of the number of trustees), under the provisions of the **Cara B. Kozerski Revocable Living Trust dated December 15, 1995** and to all and every successor or successors in trust under said trust agreement in and to those premises legally described on Exhibit A which is attached hereto and hereby made a part hereof in Cook County, Illinois.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parts, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner 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

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grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of the deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantor(s) 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 on execution or otherwise. Anton E. Valentine, spouse of Grantor, has never resided upon premises being conveyed and therefore has no homestead rights therein.

The grantor(s) have signed this deed on February 9, 2010.



BARBARA VALENTINE

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 10700-305 IN EAGLE RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN EAGLE RIDGE SUBDIVISION PHASE I BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 16 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 96896688 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 305 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 96896688

Permanent Real Estate Tax No.: 24-10-301-044-1021

Address of Premises: 10700 S. Washington, Unit 305, Oak Lawn, Illinois 60453

EXHIBIT A

STATEMENT BY GRANTOR AND GRANTEE

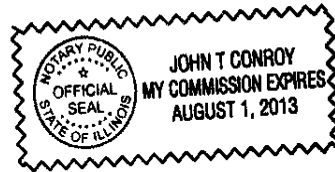
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 February 9, 2010

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID BARBARA VALENTINE
THIS 9th DAY OF February
20 10.



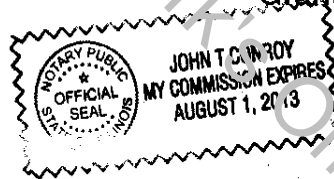
NOTARY PUBLIC [Signature]

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.

Date February 9, 2010

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID BARBARA VALENTINE
THIS 9th DAY OF February
20 10.



NOTARY PUBLIC [Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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THE VILLAGE OF
OAK LAWN


9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10700 S. Washington, Unit 305
Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1-D of said Ordinance

Dated this 10th day of February, 2010



Larry Deetjen
Village Manager

DAVE HEILMANN
VILLAGE PRESIDENT

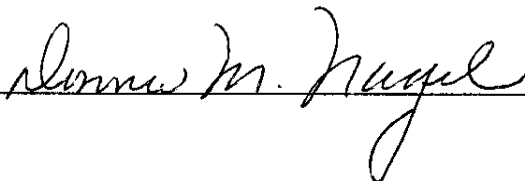
JANE M. QUINLAN, CMC
VILLAGE CLERK

LARRY R. DEETJEN
VILLAGE MANAGER

VILLAGE TRUSTEES:
THOMAS M. DUHIG
JERRY HURCKES
ALEX G. OLEJNICZAK
THOMAS E. PHELAN
CAROL R. QUINLAN
ROBERT J. STREIT

SUBSCRIBED and SWORN to before me this

10th Day of February, 2010



Donna M. Nagel

