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Deed In Trust - Warranty Deed

PREPARED BY:
Sheila A. Maloney
633 Rogers St. Suite 101
Downers Grove, IL. 60515

Doc#: 0834310027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2008 02:09 PM Pg: 1 of 4



Mail To:

Sheila A. Maloney
633 Rogers St. Suite 101
Downers Grove, IL. 60515

Doc#: 1021034088 Fee: \$46.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/29/2010 11:28 AM Pg: 1 of 6

Note: Re-record to collect legal.

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor Richard Pekarek and Bonnie Pekarek as Tenants By the Entirety of 1565 Ashbury Place Lemont, IL. 60439 Of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 7th day of November, 20 02, and known as Trust Number 5127 the following described real estate in the County of Cook and State of Illinois to wit:

PARCEL 1:

~~UNIT 33-128, THAT PART OF LOT 33 IN ASHBURY WOODS UNIT 3 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2007 AS DOCUMENT NUMBER 0721515103 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE NORTH 89 DEGREES 58 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 33 FOR A DISTANCE OF 44.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 83.00 FEET TO THE SOUTH LINE OF SAID LOT 33 FOR A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE NORTH 00 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 33 FOR A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.~~

PARCEL 2:

~~A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED - AS DOCUMENT - AND AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.~~

PIN # 22-32-201-002-0000 (See attached Legal)

Commonly Known as 1565 Ashbury Place Lemont, IL. 60439

Standard Bank and Trust Company - 7900 West 99th Street, Hickory Hills, IL 60457
Standard Bank & Trust - Deed in Trust (1)

page 1 of 3

Executed by: <u>Sheila A. Maloney</u>	Witnessed by: <u>[Signature]</u>
Date: <u>12/8/08</u>	Sign: <u>Sheila A. Maloney</u>

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TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, 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 present or in future, and upon any terms and for any period or periods 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 or to exchange said property, or any part thereof, or other real estate 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

(continued)

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, 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 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 privileged or obliged to inquire into any of the terms of said Trust 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 the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor hereby expressly waive and release 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.

IN WITNESS WHEREOF, the grantor aforesaid has/have hereunto set his/her hand and seal this 1st day of Dec., 2008

Signature: _____

Name: _____

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Deed In Trust - Warranty Deed

Signature: Richard A. Pekarek

Name:

Signature: Bonnie M. Pekarek

Name:

Signature: _____

Name: _____

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby Certify, that Richard & Bonnie Pekarek personally known to me to be the same person whose name 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 their 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 Notarial seal this 1st day Dec., 2008 "OFFICIAL SEAL"

Sheila A. Treacy-Maloney

Notary Public, State of Illinois

NOTARY PUBLIC

My Commission Exp. 07/18/2009

UNOFFICIAL COPY**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 December 1, 2008

Signature: Richard A. P. P. P.

Grantor or Agent

Subscribed and sworn to before me

By the said Grantor

This 1st day of December

Notary Public Sheila A. Treacy-Maloney

"OFFICIAL SEAL"

Sheila A. Treacy-Maloney

Notary Public, State of Illinois

My Commission Exp. 07/18/2009

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 title to real estate under the laws of the State of Illinois.

Date December 1, 2008

Signature: Richard A. P. P. P.

Grantee or Agent

Subscribed and sworn to before me

By the said Grantee

This 1st day of December

Notary Public Sheila A. Treacy-Maloney

"OFFICIAL SEAL"

Sheila A. Treacy-Maloney

Notary Public, State of Illinois

My Commission Exp. 07/18/2009

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.

(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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT 0834310027

JUL 26 10

RECORDED BY DEPT. COOK COUNTY

File No.: 145550

UNOFFICIAL COPY**EXHIBIT A****PARCEL 1:**

UNIT 33-128

THAT PART OF LOT 33 IN ASHBURY WOODS UNIT 3 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2007 AS DOCUMENT NUMBER 0721515103 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE NORTH 89 DEGREES 58 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 33 FOR A DISTANCE OF 44.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 83.00 FEET TO THE SOUTH LINE OF SAID LOT 33; THENCE SOUTH 89 DEGREES 58 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 33 FOR A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE NORTH 00 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 33 FOR A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 29, 2008 AS DOCUMENT NUMBER 0814945180 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

Property of Cook County Clerk's Office