

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 1035013023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2010 10:27 AM Pg: 1 of 3

THE GRANTOR, NANCY J. MULLIGAN, divorced and not since remarried, of the City of Palos Heights, County of Cook, and State of Illinois, for and in consideration of ten (\$10.00) dollars and no/100, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to NANCY J. MULLIGAN,

as Trustee under the Provisions of a Declaration of Trust and Trust Agreement dated October 11, 1999, and known as THE NANCY J. MULLIGAN LIVING TRUST, (hereinafter referred to as "Trustee", regardless of the number of Trustees), and unto all and every successor or successors in Trust under said Trust Agreement, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

Unit 7807 in Oak Hills Condominium II, as delineated on Survey of Certain Lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivision being Subdivisions of part of the North 985 feet of the Southwest ¼ of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois (hereinafter referred to as Parcel) which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, Corporation of Illinois, recorded in The Office of the Recorder of Deeds of Cook County, Illinois, as Document 23771002, as amended from time to time, together with its undivided percentage interest in said parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined an set forth in said Declaration and Survey).

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 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, to Josephine M. Miletic recorded June 10, 1981 as Document 25900020, for ingress and egress, in Cook County, Illinois;

Permanent Real Estate Index No. 23-36-303-124-1061

Address(es) of Real Estate: 7807 W. Arquilla Dr., Unit D, 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 are hereby granted to said trustee to improve, manage, protect and subside 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, 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 98 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 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

UNOFFICIAL COPY

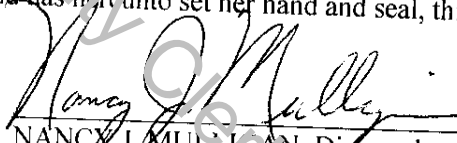
thereof, for other real or personal property; to grant easements or changes or any kind; to release, convey or assign any right, title or interest in or about or easement part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with 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 complied with, or be obliged to inquire into the necessity or expedience of any act of said trust, 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 deliver every such deed, trusts 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 it's, 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 title or interest, legal or equitable, in or to be said real estate as such, but only any interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue and of any and all statutes of the State of Illinois providing for the exemption of homesteads from the sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal, this 13th day of December, 2010.

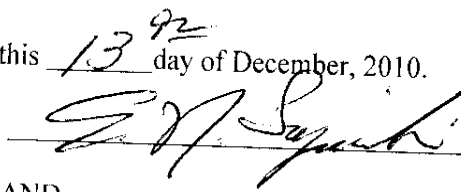

NANCY J. MULLIGAN, Divorced and
Not Since Remarried


State of Illinois, County of Cook, ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NANCY J. MULLIGAN, Divorced and Not Since Remarried, is 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 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 under my hand and seal, this 13th day of December, 2010.

OFFICIAL SEAL
E N SAJEWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 01 2011

 NOTARY PUBLIC

12/13/10

Representative

Exempt pursuant to: "section 31-45 (e)" of the "Real Estate Transfer Tax Law"

THIS INSTRUMENT PREPARED BY AND
MAIL TO: Attorney Edmund N. Sajewski
10200 S. Cicero Avenue
Oak Lawn, IL 60453

MAIL FUTURE TAX BILLS TO:
Nancy J. Mulligan
7807 W. Arquilla Dr., Unit D
Palos Heights, IL 60463

UNOFFICIAL COPY

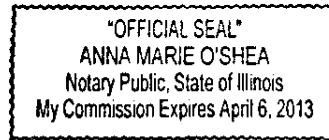
STATEMENT BY GRANTOR AND GRANTEE

The grantor and 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 DEC. 13, 20 10 SIGNATURE *E. M. Spurb*
Grantor or Agent

Subscribed and Sworn to before me this
13th day of DEC, 2010

Anna Marie O'Shea
Notary Public

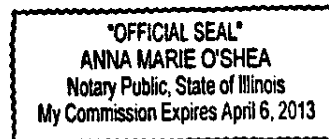


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

DATED Dec 13, 20 10 SIGNATURE *E. M. Spurb*
Grantee or Agent

Subscribed and Sworn to before me this
_____ day of _____, 20____

Anna Marie O'Shea
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 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.)