

UNOFFICIAL COPY

NAT

10 of 2

DEED IN TRUST

Doc#: 1002108151 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/21/2010 10:39 AM Pg: 1 of 4



Doc#: 1109040016 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/31/2011 09:55 AM Pg: 1 of 5

THE GRANTORS, EDWIN FEDYNIAK and MARILYN FEDYNIAK, married to each other, of the Village of Orland Park, County of Cook, Illinois, for and in consideration of Ten Dollars, (\$10.00) and other good and valuable considerations in hand paid, Convey and WARRANT to

15822-11-00231

EDWIN FEDYNIAK, Trustee of the EDWIN FEDYNIAK LIVING TRUST dated January 20, 2010, and any amendments thereto, of 16839 S. Spicebush Lane, Orland Park, Illinois, as to a 50% interest; and

MARILYN FEDYNIAK, Trustee of the MARILYN FEDYNIAK LIVING TRUST dated January 20, 2010, and any amendments thereto, of 16839 S. Spicebush Lane, Orland Park, Illinois, as to a 50% interest,

in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

****THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION - SEE EXHIBIT "A"**

~~PARCEL 1: THE-SOUTH 35.87 FEET OF THE NORTH 80.0 FEET OF THAT PART OF LOT 8 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 09 MINUTES 07 SECONDS WEST 42.83 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS EAST 38.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST 124.33 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST 81.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 48 SECONDS WEST 124.33 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 14 SECONDS WEST 81.00 FEET, TO THE HEREIN DESIGNATED POINT OF BEGINNING, ALL IN MALLARD LANDINGS UNIT 4A, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST QUARTER OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~PARCEL 2- EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOUSES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 AND AS CREATED BY DEED FROM LASALLE NATIONAL TRUST, NA, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1988 KNOWN AS TRUST NUMBER 10-2331-19 DATED JULY 21, 1994 FOR INGRESS AND EGRESS.~~

Permanent Real Estate Index Number: 27-29-214-031-0000
Address of Real Estate: 16839 S. Spicebush Lane, Orland Park, IL 60467

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.

S
P
S
S
S
INT

UNOFFICIAL COPY

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 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, 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 of 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 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 this 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with

UNOFFICIAL COPY

the statute in such case made and provided.

The grantors 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. Grantors shall pay all mortgages, if any, now encumbering the property conveyed hereby, and shall be and remain solely responsible therefore. This undertaking is solely for the benefit of the Grantee and not for the benefit of any third parties.

DATED this 20th day of January, 2010

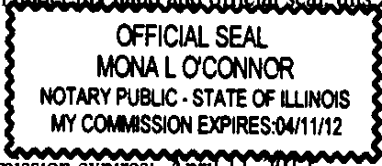

EDWIN FEDYNIAK


MARILYN FEDYNIAK


State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWIN FEDYNIAK and MARILYN FEDYNIAK, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 official seal, this 20th day of January, 2010



Commission expires: April 11, 2012


NOTARY PUBLIC

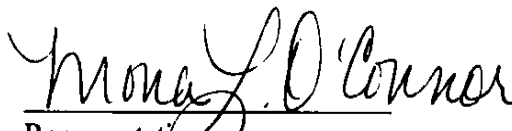
This instrument was prepared by and
MAIL TO:
Mona L. O'Connor
O'CONNOR LAW OFFICES, LLC
10751 W. 165TH Street, Suite 101
Orland Park, IL 60467-8702
(708) 460-8888

SEND SUBSEQUENT TAX BILLS TO:

Edwin Fedyniak
16839 S. Spicebush Lane
Orland Park, IL 60467

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

1/20/2010
Date


Representative

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 1/20/2010 Signature: Mona J. O'Connor
Grantor or Agent

Subscribed and sworn to before me by the said Agent on this 20th day of January, 2010.

Laura Guzzino
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 and hold title to real estate under the laws of the State of Illinois.

Dated 1/20/2010 Signature: Mona J. O'Connor
Grantee or Agent

Subscribed and sworn to before me by the said Agent on this 20th day of January, 2010.

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

UNOFFICIAL COPY

15822-11-00231

EXHIBIT "A"

Property Address: 16839 SPICEBUSH LANE
ORLAND PARK, IL 60467

Parcel I.D.: 27-29-214-031

PARCEL 1:

THE SOUTH 35.67 FEET OF THE NORTH 80.0 FEET OF THAT PART OF LOT 6 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 09 MINUTES 07 SECONDS WEST 42.63 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE NORTH 89 DEGREES 50 MINUTES 53 SECONDS EAST 38.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 24 MINUTES 46 SECONDS EAST 124.33 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 14 SECONDS EAST 81.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 46 SECONDS WEST 124.33 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 14 SECONDS WEST 81.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING, ALL IN MALLARD LANDING UNIT 4A, BEING A PLANNED UNIT DEVELOPMENT OF A PART OF THE EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 AND AS CREATED BY DEED FROM LASALLE NATIONAL TRUST, N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 10, 1988 KNOWN AS TRUST NUMBER 10-2331-19, DATED JULY 21, 1994 FOR INGRESS AND EGRESS.