

# UNOFFICIAL COPY



Prepared by: ✓  
Barry C. Bergstrom  
3330 - 181st Place  
Lansing, Illinois 60438

Doc#: 1210229060 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/11/2012 01:45 PM Pg: 1 of 6

Mail to:  
Barry C. Bergstrom ✓  
3330 - 181st Place ✓  
Lansing, Illinois 60438

## TRUSTEE'S DEED IN TRUST

THIS INDENTURE, made between DIANE MOSKAITES, of 8704 Stevens Drive, Oak Lawn, IL, not personally or individually, but solely as successor trustee under the provisions of a resignation by Joseph N. Kirer and acceptance as Trustee by Diane Moskaites attached hereto, in pursuance of a Declaration of Trust and Trust Agreement dated the 7th day of December, 2001 and known as the Joseph N. Kirer and Eileen F. Kirer Living Trust, (hereinafter called the "Grantor"), and DIANE MOSKAITES whose address is 8704 Stevens Drive, Oak Lawn, IL 60453, under a trust agreement dated February 6, 2012 and known as Joseph N. Kirer Irrevocable Trust, Trust No. 111-04-12, (hereinafter called the "Grantees").

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell, convey and warrant unto said Grantee, the following described real estate, situated in Cook County, Illinois to wit:

### PARCEL 1

UNIT 10700-106 IN EAGLE RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN EAGLE RIDGE SUBDIVISION PHASE 1 BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 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 #96-896688 TOGETHER WITH ITS UNDIVIDED PERCENTAGE ✓ INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE #106 LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID ✓ RECORDED AS DOCUMENT #96-896688.

PIN: 24-16-301-044-1006 ✓  
PROPERTY ADDRESS: UNIT 106, 10700 S. WASHINGTON, OAK LAWN, ILLINOIS 60453

✓ S Yes  
P 10  
C 1  
E No  
E Yes  
E Yes  
INT La

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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. THE TERMS AND CONDITIONS APPEARING ON RIDER A ATTACHED HERETO ARE MADE A PART HEREOF.

Subject to covenants, conditions, and restrictions of record (except as to race); (a) general real estate taxes for 2011 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any, (f) party wall rights and agreements, if any.

IN WITNESS WHEREOF, DIANE MOSKAITES, not personally or individually, but solely as successor trustee under the provisions of a resignation by Joseph N. Kirer and acceptance as Trustee by Diane Moskaites, in pursuance of a Declaration of Trust and Trust Agreement dated the 7th day of December, 2001 and known as the Joseph N. Kirer and Eileen F. Kirer Living Trust, has hereunto set her hand and seal to this instrument, this 6th day of February, 2012.

Diane Moskaites (Seal)  
DIANE MOSKAITES, Trustee

✓ This Deed is exempt under Real Estate Transfer Act Sec. 4, para. e. and Cook County Ord. 15184, para. e.

Date: February 6, 2012 ✓

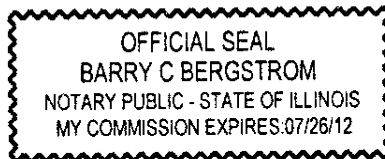
Barry C. Bergstrom ✓  
Barry C. Bergstrom, Attorney

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 DIANE MOSKAITES, not personally or individually, but solely as successor trustee under the provisions of a resignation by Joseph N. Kirer and acceptance as Trustee by Diane Moskaites, in pursuance of a Declaration of Trust and Trust Agreement dated the 7th day of December, 2001 and known as the Joseph N. Kirer and Eileen F. Kirer Living Trust, 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 to me that she signed and delivered the said instrument as her free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal February 6, 2012.

Barry C. Bergstrom  
Barry C. Bergstrom, Notary Public



Send Subsequent Tax Bills to:  
Diane Moskaites  
8704 Stevens Drive  
Oak Lawn, IL 60453

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RIDER A TO AND MADE A PART OF TRUSTEE'S DEED IN TRUST  
FROM DIANE MOSKAITES AS SUCCESSOR TRUSTEE TO DIANE MOSKAITES, AS TRUSTEE,  
UNDER TRUST #111-04-12 DTD FEBRUARY 6, 2012

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide 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 99 years, and to renew or extend leases upon any terms 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 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 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 said premises or any part thereof; 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 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 expediency of any act of said trustee, 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, trust 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 its, 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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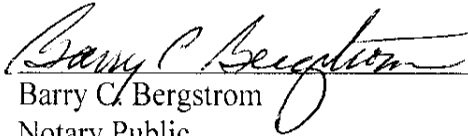
## RESIGNATION AS TRUSTEE

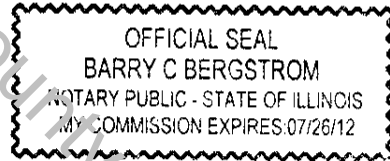
I hereby certify that I am the Sole Trustee of the Joseph N. Kirer And Eileen F. Kirer Living Trust dated December 7, 2001, with Joseph and Eileen Kirer as Settlor. I further certify that Eileen F. Kirer, Settlor and Co-Trustee, died on November 27, 2007 and I became the sole surviving Trustee. Under the terms of the said Declaration of Trust Diane Moskaites was appointed as successor trustee. In accordance with my right to resign as Trustee, I hereby resign effective this date in favor of Diane Moskaites as Successor Trustee.

Dated: February 6, 2012

  
\_\_\_\_\_  
JOSEPH N. KIRER

Subscribed and sworn to before  
me this 6th day of February, 2012.

  
\_\_\_\_\_  
Barry C. Bergstrom  
Notary Public



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## ACCEPTANCE

The undersigned, Diane Moskaites hereby accepts the appointment as Successor Trustee of the Joseph N. Kirer and Eileen F. Kirer Living Trust, dated December 7, 2001, effective on the date of this Acceptance.

Dated: February 6, 2012

*Diane Moskaites*  
Diane Moskaites

Property of Cook County Clerk's Office

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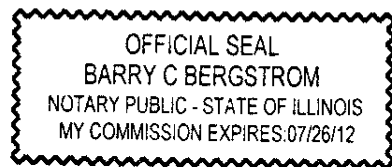
## STATEMENT BY GRANTOR AND GRANTEE

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 6, 2012

Signature: *Diane Moskaites*  
 Grantor or Agent  
 DIANE MOSKAITES

Subscribed and sworn to before  
 me by the said DIANE MOSKAITES  
 this 6th day of February, 2012



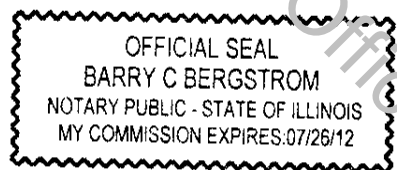
Notary Public *Barry C Bergstrom*

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 6, 2012

Signature: *Diane Moskaites*  
 Grantee or Agent  
 DIANE MOSKAITES

Subscribed and sworn to before  
 me by the said DIANE MOSKAITES  
 this 6th day of February, 2012.



Notary Public *Barry C Bergstrom*

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.)