

# UNOFFICIAL COPY



## DEED IN TRUST

Doc#: 1217846098 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/26/2012 03:54 PM Pg: 1 of 4

THE GRANTOR (NAME AND ADDRESS)

JOHN R. VOIGT  
a widower,  
13152 S. WESTVIEW DRIVE  
Palos Heights, Illinois 60465

(The Above Space For Recorder's Use Only)

of the City of Palos Heights, County of COOK, and State of Illinois, in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to

JOHN R. VOIGT, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 29TH day of NOVEMBER, 2001, and designated as SUSAN B. VOIGT LIVING TRUST

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See Exhibit A for legal description.)

Permanent Index Number (PIN): 23-36-303-124-1005

Address(es) of Real Estate: 13152 S. Westview Drive, Palos Heights, Illinois 60463

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

PAGE 1 SEE REVERSE SIDE

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## EXHIBIT A

AN UNDIVIDED 1/2 INTEREST AS A TENANT IN COMMON IN THE FOLLOWING DESCRIBED REAL ESTATE.

### PARCEL 1:

UNIT NO. 13152 AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT 1; BEING A SUBDIVISION OF PART OF THE NORTH 985 FEET OF THE SOUTH WEST ¼ OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1976, AS DOCUMENT NUMBER 23684697, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION CO., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23771002; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OR RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FLED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 23688698 IN COOK COUNTY, ILLINOIS.

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4. In the event of the inability, refusal of the Trustee herein named, to act, the individuals as named in the trust document is/are then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 1ST day of MAY, 2012

  
JOHN R. VOIGT

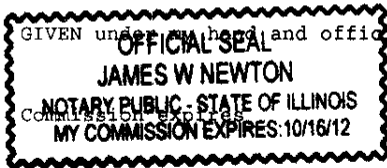
SEAL

SEAL

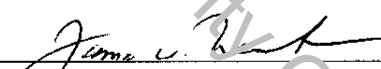
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

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

JOHN R. VOIGT, a widower 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 he signed, sealed and delivered the said instrument as His 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 1ST day of MAY, 2012

  
NOTARY PUBLIC

This instrument was prepared by: **JAMES W. NEWTON, Attorney at Law ,**  
**7667 W. 95th Street, #202, Hickory Hills, IL 60457**

## LEGAL DESCRIPTION

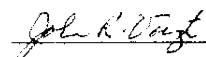
SEE ATTACHED

**MAIL TO: JAMES W. NEWTON, 7667 W. 95th St., #202, Hickory Hills, IL 60457**

**Send Subsequent Tax Bills To: JOHN R. VOIGT, 13152 S. Westview Drive, Palos Heights, Illinois 60463**

**I HEREBY CERTIFY THAT THE TRANSFER OF INTEREST IN REAL ESTATE CONTAINED HEREIN IS EXEMPT UNDER PARAGRAPH 4(e) OF THE ILLINOIS REAL ESTATE TRANSFER ACT.**

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



RECORDER'S OFFICE BOX NO. \_\_\_\_\_

5-1-12  
  
Buyer, Seller or Representative

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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 May 1, 2012

Signature: John R. Voigt  
Grantor or Agent

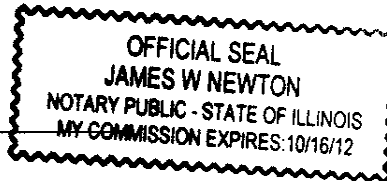
Signature: \_\_\_\_\_  
Grantor or Agent

SUBSCRIBED and SWORN TO before me by

the said JOHN R. VOIGT, a widower

1st \_\_\_\_\_ day of MAY, 2012.

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 MAY 1, 2012

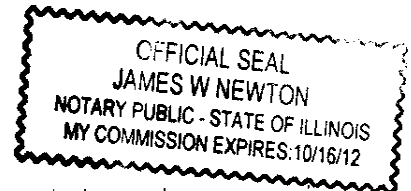
Signature: John R. Voigt Trustee  
Grantee or Agent

SUBSCRIBED and SWORN TO before me by

the said JOHN R. VOIGT, Trustee

this 1ST day of MAY, 2012

Notary Public James W. Newton



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.)