

**DEED INTO TRUST**

THE GRANTORS,  
LAWRENCE O'DONNELL,  
a married person, of 1408  
186<sup>th</sup> Place, Homewood,  
Illinois 60430; BRIAN  
O'DONNELL, a married  
person, of 1248  
Cypresswoods Drive,  
Naples, Florida 34103;  
JAMES O'DONNELL, a  
married person, of 2319  
Hutchinson, Flossmoor,  
Illinois 60422; and JOAN  
WEST, a married person,



Doc#: 1229757422 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/23/2012 02:34 PM Pg: 1 of 7

of 8635 East Prairie, Skokie, Illinois 60076, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

WILLIAM DYRCZ Trustee, or his successors in trust, of the O'DONNELL FAMILY TRUST, dated JULY 23, 2012, and any amendments thereto, located at 1108 PLAZA DRIVE, NEW LENOX, ILLINOIS 60451, the following described real estate situated in the County of COOK, in the State of Illinois, to-wit:

**UNIT NUMBER 305 IN FLOSSWOOD "A" CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1 AND 2 IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTHWEST ¼ LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 33 FEET SOUTH (AS MEASURED AT RIGHT ANGLES) TO THE NORTH OF THE NORTHWEST ¼ OF SECTION 6 WITH THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 465.08 FEET TO A POINT; THENCE NORTHWESTERLY ON A STRAIGHT LINE, SAID LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE A DISTANCE OF 70 FEET TO A POINT; THENCE NORTHEASTERLY ON A STRAIGHT LINE, SAID LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE LAST NAMED LINE, A DISTANCE OF 9 FEET TO A POINT; THENCE NORTHWESTERLY ON A STRAIGHT LINE, SAID LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE LAST NAMED LINE TO THE POINT OF INTERSECTION WITH A LINE 581 FEET EAST AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 6; THENCE NORTH ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 148.69 FEET TO A POINT; THENCE EASTERLY ON A STRAIGHT LINE, SAID LINE WHICH IS 467 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF "FLOSSWOOD SUBDIVISION", A SUBDIVISION OF THAT PART OF THE NORTHWEST ¼ OF**

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**SAID SECTION 6, A DISTANCE OF 68 FEET TO A POINT; THENCE NORTHERLY ON A STRAIGHT LINE SAID LINE WHICH IS 649 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 6 TO THE POINT OF INTERSECTION WITH A LINE 33 FEET SOUTH (AS MEASURED AT RIGHT ANGLES) TO THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 6; THENCE EASTERLY ON THE LAST NAMED LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM FILED AS DOCUMENT LR2672683 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS**

**PERMANENT INDEX NO.: 32-06-100-065-1025**

**COMMONLY KNOWN AS: 2301 W. 183rd Street, Unit 305, Homewood, Illinois 60430-3150**

SUBJECT TO: A Land Contract for which a memorandum of Land Contract was recorded on May 7, 2012 as document number 1212847019 in Cook County, Illinois. Covenants, conditions, restrictions and easements of record, 2012 real estate taxes and subsequent years.

**THIS IS NOT HOMESTEAD PROPERTY!**

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 is hereby granted to the trust 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 grant 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 to any partner of the Trust and to grant to such successor or partner all of the title, estate, powers and authorities vested in said Trust, 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 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 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 contract to make leases and to grant options to lease and options to renew leases and options to purchase the hold 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 easement appurtenant to said premises or any part thereof, and to deal with said property and ever 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.

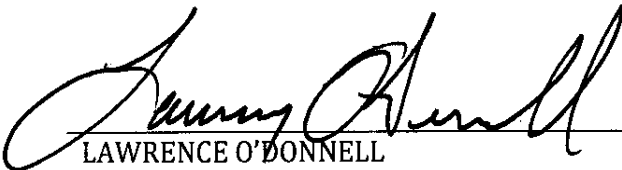
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In no case shall any party dealing with said Trust, or any successor, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leases or mortgaged by said Trust, or any successor in trust, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency 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 Trust, any successor, or any partner, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county relying upon or claiming under 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trust, any successor or partner, 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, her or their predecessor in trust.

The interest of each and every unit holder hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is hereby declared to be personal property, and no successor or partner hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trust, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "under the trust agreement", "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

  
LAWRENCE O'DONNELL

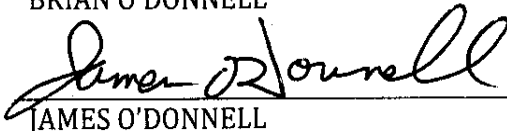
DATED:

8.31.12

  
BRIAN O'DONNELL

DATED:

8.23.12

  
JAMES O'DONNELL

DATED:

8-29-12

  
JOAN WEST

DATED:

28 August 2012

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify LAWRENCE O'DONNELL, 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.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

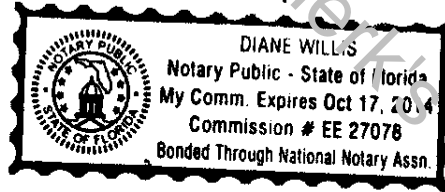
\_\_\_\_\_  
 Notary Public

STATE OF FLORIDA )  
 ) SS.  
 COUNTY OF COLLIER )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify BRIAN O'DONNELL, 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.

Given under my hand and Notarial Seal this 23<sup>rd</sup> day of August, 2012.

Diane Willis



\_\_\_\_\_  
 Notary Public

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify JAMES R. O'DONNELL, 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.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

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STATE OF ILLINOIS )  
COUNTY OF ~~COOK~~ Will ) SS.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify LAWRENCE O'DONNELL, 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.

Given under my hand and Notarial Seal this 31 day of August, 2012

Kelly Noonan  
Notary Public



STATE OF FLORIDA )  
COUNTY OF COLLIER ) SS.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify BRIAN O'DONNELL, 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.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify JAMES R. O'DONNELL, 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.

Given under my hand and Notarial Seal this 29 day of August, 2012.

Dena I Facko  
\_\_\_\_\_  
Notary Public



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Notary Public

STATE OF ILLINOIS )

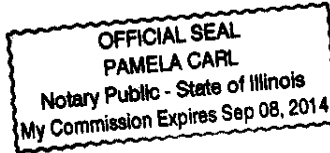
) SS.

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify JOAN WEST, 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.

Given under my hand and Notarial Seal this 28<sup>th</sup> day of August 2012

Pamela Carl  
Notary Public



This transaction is exempt under provisions of paragraph 5e, Section 31-45, of the Illinois Property Tax Code

William Dyrz  
William Dyrz

Date: 9-10-12

PREPARED BY:  
William Dyrz  
Attorney at Law  
1108 Plaza Drive  
New Lenox, Illinois 60451  
(815) 462-1618

MAIL TAX BILLET TO:  
Danielle Lamke Davis  
2301 W. 183<sup>RD</sup> Street  
UNIT 305  
Homewood, IL 60430

MAIL RECORDED DOCUMENT TO:  
William Dyrz  
1108 Plaza Drive  
New Lenox, Illinois 60451



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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 10-23, 2012

Signature: William Dyer  
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

This 23 day of October, 2012

Notary Public [Signature]



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 10-23, 2012

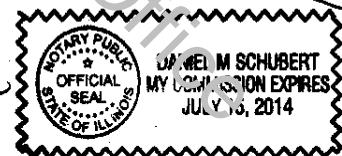
Signature: William Dyer  
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

This 23 day of October, 2012

Notary Public [Signature]



**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.)