

UNOFFICIAL COPY

CT
FS0000972
201407462
171



Doc#: 1409126084 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2014 12:49 PM Pg: 1 of 2

**WARRANTY
DEED IN TRUST**

THE GRANTOR, **ROBERT TOKOLY**, a single man, of the Village of Orland Park, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **LARRY O. SMITH** or his successor(s) in trust, as trustee of the **SMITH FAMILY LIVING TRUST DATED SEPTEMBER 10, 2007**, GRANTEE, 15409 Cherry Lane, Oak Forest, Illinois 60452, the entire interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 159 IN EAGLE RIDGE CONDOMINIUM UNIT V AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, LOT 4 IN THE EAGLE RIDGE ESTATES. BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 SECTION 32. TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1994 AS DOCUMENT 94847112, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95450466 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

C/K/A: 11005 New Mexico Court, Orland Park, Illinois 60467

Parcel Identification Number: 27-32-103-010-1101

TO HAVE AND TO HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide said real estate 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 real estate 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 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 present or in future, 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 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 real estate 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 hereafter.

MEANS BOX 334 CT

UNOFFICIAL COPY

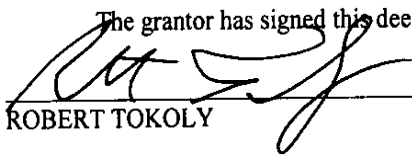
In no case shall any party dealing with the trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the 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 deed 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 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 predecessors 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 declared to be personal property, and no beneficiary 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.



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 "in trust," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

The grantor[s] 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.

The grantor has signed this deed on MARCH 9, 2014.

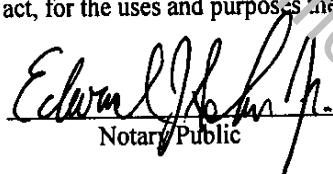

ROBERT TOKOLY

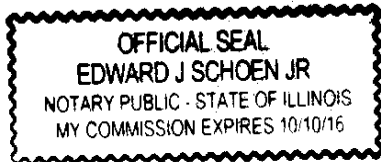
STATE OF ILLINOIS)
) ss.
COOK COUNTY)

| | | |
|---|-----------|------------|
| REAL ESTATE TRANSFER | | 03/11/2014 |
|  | COOK | \$92.50 |
|  | ILLINOIS: | \$185.00 |
| TOTAL: | | \$277.50 |
| 27-32-103-010-1101 20140201014944 73KTKL | | |

I am a notary public for the County and State above. I certify that ROBERT TOKOLY is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: MARCH 9, 2014


Notary Public



Prepared by: Edward J. Schoen, Jr. 16521 106TH Ct., Orland Park, IL 60467
Tax Bill To: Larry O. Smith, 11005 New Mexico Court, Orland Park, IL 60467
Return To: Thomas W. Toolis, Attorney at Law, 10075 W. Lincoln Highway, Frankfort, IL 60452