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DEED IN TRUST (ILLINOIS)



THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **Elmer R. Rude, a widower,** of the **Village of Indian Head Park,** County of **Cook,** and State of **Illinois,**

Doc#: 1527246105 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2015 03:14 PM Pg: 1 of 4

for and in consideration of **Ten and 00/100 (\$10.00) DOLLARS** and other good and valuable considerations in hand paid, conveys and Quit Claims unto, GRANTEE,

Elmer R. Rude as Trustee of the Elmer R.

For Recorder's Use Only

Rude Trust Agreement dated November 16, 2005, and any amendments thereto, of 111 Acacia, Unit 109, Indian Head Park, Illinois, hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of **Cook** and State of **Illinois,** to wit:

PARCEL 1: UNIT NUMBER 109 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT 1 IN INDIAN HEAD PARK CONDOMINIUM UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1974 AS DOCUMENT NUMBER 22672940 WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY L. ACACIA, INCORPORATED, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22779633; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JULY 8, 1974 AND RECORDED JULY 11, 1974 AS DOCUMENT NUMBER 22779633 AND AS CREATED BY DEED FROM L. ACACIA, INCORPORATED, A CORPORATION OF ILLINOIS, TO BERNICE MCNEAL NOVEMBER 24, 1975 AND RECORDED DECEMBER 4, 1975 AS DOCUMENT 23313833 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

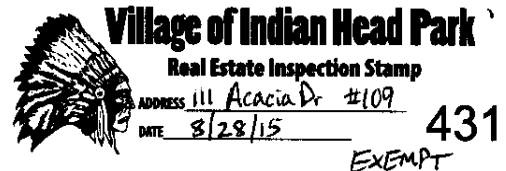
Permanent Real Estate Index Number: **18-20-100-020-1009**

Address of Real Estate: **111 Acacia Dr., Unit #109, Indian Head Park, Illinois 60525**

Norene J. Rude died on April 19, 2010.

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

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, street, 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



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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 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 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 compiled 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 delivery 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 titles 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 lands 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases any and all right or benefit including those under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his/her hand and seal on this 23 day of July, 2015.



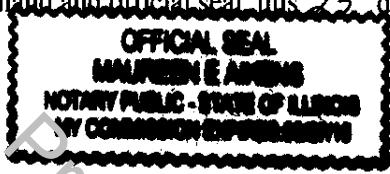
ELMER R. RUDE

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I MAUREEN E. AIKENS, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elmer R. Rude, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of July, 2015.



Maureen E. Aikens
NOTARY PUBLIC

This instrument was prepared by William S. Wilson, 1023 W. 55th St., Suite 110, LaGrange, IL 60525

Mail to:

William S. Wilson
1023 W. 55th Street, Suite 110
LaGrange, IL 60525

Send Subsequent Tax Bills To:

Elmer R. Rude
111 Acacia Dr., Unit 109
Indian Head Park, IL 60525

This deed represents a transaction exempt under 35 ILCS 200/31-75 Paragraph "e" of the Real Estate Transfer Tax Act.

Signed: Nicholas A. Barb

Dated: 7/23/15

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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 or persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 23, 2015

Signature Nicholas A. Perz

Grantor or Agent

Subscribed and sworn to before me
this 23rd day of July, 2015.

Notary Public Maureen E. Aikens



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 are either a natural, 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 or persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 23, 2015

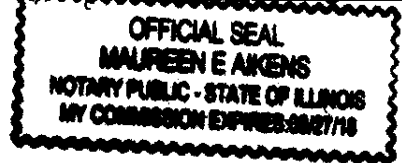
Signature Nicholas A. Perz

Grantee or Agent

Subscribed and sworn to before me

this 23rd day of July, 2015.

Notary Public Maureen E. Aikens



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.