

# UNOFFICIAL COPY



Doc#: 1613841053 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/17/2016 09:20 AM Pg: 1 of 2

## Deed in Trust

Prepared by:  
Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63rd Street  
Chicago, Illinois 60629

When recorded return to:  
David M. Vlcek  
Attorney at Law  
9944 S Roberts Rd., Ste # 104  
Palos Hills, IL 60463

Mail tax bills to:  
John J. Pempek  
84 Parliament Dr., Unit # 120  
Palos Heights, IL 60463

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, that the Grantor, Elizabeth Barnard, a single person, the City of Palos Heights, County of Cook, and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable consideration in hand paid, Warrants and Conveys unto John J. Pempek of 12320 Hobart, Palos Park, IL 60464, as Trustee under the provisions of a trust agreement dated the 15<sup>th</sup> day of May, 1996, and known as the John J. Pempek Living Trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

**UNIT NUMBER 120, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COLONIAL HEIGHTS CONDOMINIUM, AS DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23323318, AND AS AMENDED FROM TIME TO TIME IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**


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.

And the said grantor hereby expressly waives and releases 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.

Permanent Index Number(s): 23-24-300-114-1020

Address(es) of Real Estate: 84 Parliament Drive West, Unit # 120, Palos Heights, IL 60463

Dated this 20 day of April, 2016

  
Elizabeth Barnard

The provisions on the reverse hereof are incorporated herein as though fully set forth herein

BOX 334 CTF

REAL ESTATE TRANSFER TAX  
04-May-2016  
COUNTY: 61.00  
ILLINOIS: 122.00  
TOTAL: 183.00  
23-24-300-114-1020 | 20160401696758 | 0-330-713-408

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Chicago Title  
2 of 2  
16VL 3980811 H-H

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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 that Elizabeth Barnard, 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 as therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 30 day of April, 2016.

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



Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, 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 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 present or 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 99 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 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 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.