

# UNOFFICIAL COPY

Doc#: 2029439071 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/20/2020 10:26 AM Pg: 1 of 4

Dec ID 20200801681174  
ST/CO Stamp 0-018-819-552 ST Tax \$348.00 CO Tax \$174.00

**WARRANTY  
DEED IN TRUST  
(ILLINOIS)**

THE GRANTOR, Richard D. Calabrese, a married man, of the County of Cook and State of Illinois for and in consideration of Ten and No Dollars and other good and valuable considerations in hand paid Conveys and Warrants unto John P. O'Grady and Nancy A. O'Grady as Trustees of One Palos Place Trust dated June 11, 2009, as grantee and unto all and every successor or successors in trust under said trust agreement the following described real estate in the County of Cook and State of Illinois to wit:

**PARCEL 1:**

THAT PART OF LOT 7 IN EVERGREEN, BEING A SUBDIVISION OF THE EAST 10 ACRES OF THE NORTH 38 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE SOUTH 03 DEGREES 48 MINUTES 50 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 113.13 FEET TO THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; FOR THE POINT BEGINNING; THENCE SOUTH 86 DEGREES 11 MINUTES 10 SECONDS WEST, ALONG SAID CENTER LINE, 77.00 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE SOUTH 03 DEGREES 48 MINUTES 50 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 43.70 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE NORTH 86 DEGREES 11 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 77.00 FEET TO THE EASTERLY LINE OF SAID LOT 7; THENCE NORTH 03 DEGREES 48 MINUTES 50 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 43.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS AS DEFINED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR EVERGREEN TOWNHOME ASSOCIATION DATED JULY 23, 1996 RECORDED AUGUST 6, 1996 AS DOCUMENT NUMBER 96601550. IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-10-222-037-0000

Address of Real Estate: 14411 Blue Spruce Court, Orland Park, IL 60462

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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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 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; 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 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 deliver every such 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,

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and no beneficiary hereunder 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 lands is now or hereafter registered, the Registrar or 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 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.

THIS IS NOT HOMESTEAD PROPERTY OF GRANTOR'S SPOUSE.

In Witness Whereof, the grantor aforesaid has set his hand and seal on September 9, 2020

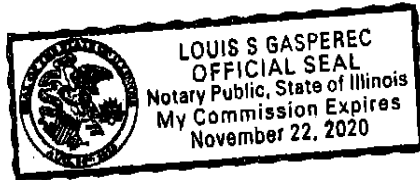
Richard D. Calabrese  
Richard D. Calabrese

STATE OF Illinois                    )  
  ) ss.  
COUNTY OF Will                            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **RICHARD D. CALABRESE**, 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 on this 9 day of Sept., 2020

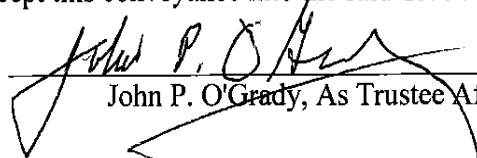
L. S. Gasperc  
Notary Public

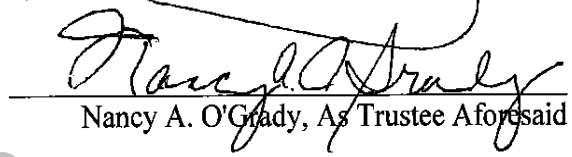


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## TRUSTEE ACCEPTANCE

The Grantees John P. O'Grady and Nancy A. O'Grady as Trustees of One Palos Place Trust dated June 11, 2009, hereby acknowledge and accept this conveyance into the said Trust.

  
\_\_\_\_\_  
John P. O'Grady, As Trustee Aforesaid

  
\_\_\_\_\_  
Nancy A. O'Grady, As Trustee Aforesaid

Property of Cook County Clerk's Office

This instrument was prepared by:  
Louis S. Gasperec  
Law Offices of Louis S. Gasperec  
17926 S. Halsted St. Ste. 3SE  
Homewood, Illinois 60530

Send subsequent tax bills to:  
One Palace Place Trust  
14411 Blue Spruce Court,  
Orland Park, IL 60462

Mail Recorded Instrument to:  
One Palace Place Trust  
14411 Blue Spruce Court,  
Orland Park, IL 60462