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DEED IN TRUST

(ILLINOIS)

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS FILED FOR RECORD

1985 OCT 24 PM 1:38

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(The Above Space For Recorder's Use Only)

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THE GRANTOR Carroll V. Obiala, a widow and not remarried of the County of Cook and State of Illinois, for and in consideration of TEN & NO/100 Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANT /XXXXXXXXXXXX) unto Carroll V. Obiala, 13261 Oak Ridge Trail, Apt. 1 A, Palos Heights, Ill. (NAME AND ADDRESS OF GRANTEE) as Trustee under the provisions of a trust agreement dated the 10th day of October, 1984, and known as Trust Number Carroll V. Obiala self declaration of Trust (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 agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

(See Legal Description Rider attached hereto)

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 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 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 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 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, 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 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 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 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 19th day of October, 1985

Carroll V. Obiala (SEAL) 11:00 (SEAL)  
C (SEAL) (SEAL)  
 State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carroll V. Obiala, a widow and not remarried 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of October, 1985

Commission expires June 12, 1986

NOTARY PUBLIC  
 This instrument was prepared by Frank J. Smietanka, 20 Old Creek Road, Palos Park, Ill. (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Carroll V. Obiala (Name)  
13261 Oak Ridge Trail (Address)  
Palos Heights, Ill. 60463 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 15

ADDRESS OF PROPERTY:  
13261 Oak Ridge Trail, Apt 1 A  
Palos Heights, Ill. 60463  
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
 SEND SUBSEQUENT TAX BILLS TO:  
Carroll V. Obiala (Name)  
13261 Oak Ridge Trail, Apt. 1 A  
Palos Heights, Illinois 60463

AFFIX EXEMPT UNDER PROVISIONS OF RECYCLED PAPER, Section 4, Real Estate Transfer Tax Act

10-27-85 Date  
Tony Ory Buyer, Seller or Representative

DOCUMENT NUMBER 85 251 418

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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## LEGAL DESCRIPTION RIDER

### PARCEL I:

Unit No. 13261-1-A in Oak Hills Condominium I, as delineated on Survey of certain lot(s) or parts thereof in Burnside's Oak Hills Country Club Village Subdivision in the Southwest 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois Corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 23,684,699; together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended Declarations, as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentage set forth in such amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby.

### ALSO

### PARCEL II:

Easements appurtenant to and for the benefit of Parcel I, as set forth in the Declaration of Easements made by Burnside Construction Company, a Corporation of Illinois, dated October 1, 1976 and recorded October 25, 1976 as Document Number 23,684,698 and created by Mortgage from Will Gierach and Dorothy A. Gierach, his wife, to Oak Lawn Trust and Savings Bank, Corporation of Illinois, dated October 21, 1977 and recorded October 24, 1977 as Document Number 24,161,107 and created by Deed from Burnside Construction Company, Corporation of Illinois, to Will Gierach and Dorothy A. Gierach, his wife, dated October 21, 1977 and recorded November 1, 1977 as Document 24,174,085, for ingress and egress, all in Cook County, Illinois.

Permanent Tax Number: 23-36-303-101-1221

Volume: 152

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