

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

87113498

THE GRANTOR S, JOHN E. SCHMIDT and
SHIRLEY H. SCHMIDT, husband and wife,

DEPT-01 RECORDING
T#3333 TRAN 6132 02/27/87 15:09:00
#2056 # A * 67-113498
COOK COUNTY RECORDER

of the County of Cook, and State of Illinois
for and in consideration of Ten and no/ hundredths
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT /QUIT CLAIM) unto

ANNE S. SCHMIDT, 7843 Arquilla Drive,
Apt. 1B, Palos Heights, Illinois 60463

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 22nd day of January, 1987 and known as the
Trust Agreement of said trustee, (hereinafter referred to as "said trust," 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:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Commonly known as 7843 Arquilla Drive, Apt. 1B, Palos Heights,
Illinois 60463.
Permanent Index No.: 23-36-303-110-1282 Vol. 152

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 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 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 in so far as 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 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.

In Witness Whereof, the grantor S aforesaid hereunto set the hand and seal this 23rd
day of January, 1987.

John E. Schmidt (SEAL) Shirley H. Schmidt (SEAL)
John E. Schmidt Shirley H. Schmidt

State of Illinois, County of Cook ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that JOHN E. SCHMIDT and SHIRLEY H. SCHMIDT, husband and wife,
personally known to me to be the same person S whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed,
sealed and delivered the said 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.

Given under my hand and official seal, this 23rd day of January, 1987.

Commission expires May 1, 1987 Louisa A. Martini
NOTARY PUBLIC

This instrument was prepared by ROBERT E. HAMILTON, One IBM Plaza, Suite 3000, Chicago,
(NAME AND ADDRESS) Illinois 60611

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
ROBERT E. HAMILTON

ADDRESS OF PROPERTY:
7843 Arquilla Drive, Apt. 1B

Palos Heights, IL 60463
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
ANNE S. SCHMIDT
7843 Arquilla Drive, Apt. 1B
Palos Heights, Illinois 60463

MAIL TO:

Box 195

(Name)
One IBM Plaza, Suite 3000

(Address)
Chicago, Illinois 60611

(City, State and Zip)

This transaction is exempt under provisions of paragraph e, Section 4,
Real Estate Transfer Act.
Date 2/1/87
Representative Shirley H. Schmidt
87113498

87113498

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

8411343

DEED IN TRUST
(ILLINOIS)

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

TO HAVE AND TO HOLD unto the said JOHN F. SCHMITZ and his heirs, assigns and assigns forever, all that certain parcel of land in Cook County, Illinois, to-wit: the parcel of land described as follows: ...

86FC1128

217 0008

Property of Cook County Clerk's Office

UNOFFICIAL COPY

77113498

LEGAL DESCRIPTION RIDER FOR

OAK HILLS CONDOMINIUM I

Unit No. 7843-1-B in Oak Hills Condominium I as delineated on survey of certain Lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest Quarter of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, 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 No. 23684699; 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.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, all of Grantor's rights and easements for the benefit of said property set forth both in the aforementioned Declaration and in that certain Declaration of Easements, Restrictions and Covenants for Oak Hills Country Club Village Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23684698 (hereinafter referred to as "Community Declaration").

This Deed in Trust is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and Community Declaration the same as though the provisions of said Declaration and Community Declaration were recited and stipulated at length herein.

Office
87113498

UNOFFICIAL COPY

LEGAL DESCRIPTION OF LANDS FOR

STATE OF ILLINOIS

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the said County of Cook, Illinois, the following described land, to wit: ...

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the said County of Cook, Illinois, the following described land, to wit: ...

TO HAVE AND TO HOLD unto the heirs, assigns and assigns forever of the said County of Cook, Illinois, the following described land, to wit: ...

Property of Cook County Clerk's Office

RECORDED