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THE GRANTORS, **GAYLE A. JONES and MARGARET J. JONES, his wife,**

of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100 (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT / QUIT CLAIM) unto  
**GAYLE A. JONES and MARGARET J. JONES,**  
**his wife, Unit 35 at 17927 Arkansas Ct.**  
**Orland Park, Il. 60462**  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 10th day of October, 1988,  
~~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:

Per Attached Sheet

13<sup>00</sup>

Permanent Real Estate Index Number: 27-32-301-003

Address(es) of real estate: Unit 35 at 17927 Arkansas Ct. Orland Park, Il. 60462

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 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 way 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 the 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; (b) 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; (c) 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; (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (e) 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor **B** 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 **B** aforesaid have hereunto set their hand **S** and seal **S** this 19<sup>th</sup> day of February, 19 90

Gayle A. Jones (SEAL)  
**GAYLE A. JONES**

Margaret J. Jones (SEAL)  
**MARGARET J. JONES**

Notary Public, State of Illinois  
Commission Expires 10-20-90

"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 **GAYLE A. JONES and MARGARET J. JONES, his wife,** whose names are subscribed to the foregoing instrument, appeared before me this 19<sup>th</sup> day of February, 1990, 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 19<sup>th</sup> day of February, 19 90

Commission expires October 20, 19 90

Robert C. Cross  
NOTARY PUBLIC

This instrument was prepared by R.C. Cross 12716 S. Maple Ave. Blue Island, Il. 60406  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { R. C. CROSS (Name)  
12716 S. MAPLE AVE (Address)  
BLUE ISLAND, IL. 60406 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Gayle A. Jones (Name)  
unit 35-17927 Arkansas Ct. (Address)  
Orland Park, Il. 60462 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 333 BOX 333-CG

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Property of  
If Buyer/Grantor/Trustee/Assignee/Successor/Holder of this instrument is a corporation, partnership, or other entity, this instrument is exempt from recording under provisions of Paragraph 2, Section 4 of the Real Estate Transfer Tax Act.

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Deed in Trust

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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Tax No. 27-32-301-003

Address: Unit 35-17927 Arkansas Court, Orland Park, Illinois 60462

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This Deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divested pro tanto and vest in the grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto and the right of revocation is also hereby reserved to the grantor herein to accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration which is hereby incorporated herein by reference thereto and to all the terms of each amended Declaration recorded pursuant thereto.

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

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

Unit 35 in EAGLE RIDGE CONDOMINIUM as delineated on a survey of the following described real estate: certain parts of the East one-half of the southwest quarter and the West one-half of the Southeast quarter of Section 32, Township 36 North, Range 12, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 89443063 together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.