

# UNOFFICIAL COPY

OC 5792A

## WARRANTY DEED IN TRUST

S2641C81  
1992

The above space for recorders use only.

THIS INDENTURE WITNESSETH, That the Grantor(s), Nancy Tameling Schaeffer, married,

of 7500 S. Madison, Willowbrook, Il. 60521,

of the County of Cook, and State of Illinois, for and in consideration

of the sum of Ten and No/100 Dollars (\$ 10.00)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and

Warrant to the PALOS BANK AND TRUST COMPANY, a banking corporation duly organized and existing under the laws

of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the

provisions of certain Trust Agreement, dated the 13th day of August 1992, and known as

Trust Number 1-3335, the following described real estate in the County of Cook and State of Illinois,

to-wit:

Parcel 1: Unit Number 204 in Carriage House Condominium, as delineated on a Survey of the following described real estate:

Lot "A" of Consolidation of Lot 18 (except the South 25 feet thereof), Lot 19 and Lot 20 in Block 4 in Leliter's Addition to LaGrange in the Northeast 1/4 of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to Declaration of Condominium recorded May 12, 1992 as Document Number 92322271, as amended together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to use of P-2 a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 92322271.

### SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein

and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate at any part thereof, to dedicate parks, streets, highways or alleys, and to create any subdivision or part thereof, and to subdivide said real estate as aforesaid, to sell, lease, exchange, assign, mortgage, pawn, sell, resell, let, lease, let and have and hold the same either with or without restrictions, to convey, sell, lease, assign, mortgag[e], pledge or otherwise encumber said real estate, at any part thereof, to successors or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and authorities vested in said Trustee, to demise, to dedicate, to mortgage, pledge or otherwise encumber said real estate, at any part thereof, to leases said real estate, 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 199 years, and to renew or extend any such lease upon any terms and for any period or periods of time and to amend, change or modify leases and terms and provisions thereon of any lease or leases hereafter, to contract to make leases and to grant options to leases and options to renew leases and options to purchase the whole or any part of the leverance and to contract respecting the manner of filing the amount of present or future rentals, to partition or to exchange or divest estate, or any part thereof, for any real or personal property, to grant easements or charges of any kind, to release, convey, assign, mortgage, pawn, sell, resell, let, lease, let and have and hold the same or any part thereof, or any portion thereof, and to deal with said real estate and any part thereof in all other ways and for such other considerations as it would be deemed fit for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time hereafter.

In no case shall any party dealing with said Trustee or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to a sale, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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 or any successor in trust, in relation thereto, (a) that the title of the conveyance thereof was held in fee simple, clear and unencumbered, (b) that the title of the conveyance thereof was held in fee simple, clear and unencumbered by any lien or encumbrance, (c) that the grant instrument or any instrument, and (d) that the conveyance is made to a successor or successors in trust, the such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, dues and obligations of its, his or their predecessor(s) in trust.

This conveyance is made upon the express understanding and condition that neither the said Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability, be subject to any action, suit or proceeding, or be liable to any party dealing with the said real estate, or to whom said real estate is under the provisions of this Deed or said Trust Agreement, for any damages, whatsoever, arising out of or in connection with the said real estate, any and all such liabilities being hereby expressly waived and released. Any contract, obligation or liability heretofore incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries on the said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its name, as trustee of my express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as for us the trust property and funds in the actual possession of the Trustee shall be不足以for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be unity of the undivided, walls and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be general 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, walls and proceeds thereof as aforesaid, the intention herein being to vest in said Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing has been registered on the true intent and meaning of the trust.

And the said grantor(s) hereby expressly waives and releases(s) any and all rights or benefits 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 his(s) her(s) hand(s) and seal(s) this

day of August, 19 92.

X Nancy Tameling Schaeffer (SEAL) (SEAL)

Nancy Tameling Schaeffer (SEAL) (SEAL)

State of Illinois, I, the undersigned, as Notary Public in and for said County, in the state aforesaid, do  
County of Cook hereby certify that Nancy Tameling Schaeffer of  
7500 S. Madison, Willowbrook, Il. 60521

personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (he) (she) (they) signed, sealed and delivered the said instrument as (his) (her) (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"  
Mary Kay Burke  
Notary Public, State of Illinois  
Commission Expires 8/31/93

MAIL TO: Grantee's Address:

**Palos Bank and Trust**  
TRUST AND INVESTMENT DIVISION  
1660 S Harlem Ave, Palos Heights, IL 60463 (708) 448-4115

For Information only insert street address of above described property.

81 S. 6th Avenue, Unit 204  
LaGrange Illinois  
City State

Permanent Tax Number 18-04-231-033

TR-1-3REV(10-73) Record form ILLINOIS PARAPHERAL, INC.

This space for affixing date and names of witnesses

Exempt Under Provision of Paragraph E Section 4  
Real Estate Transfer Tax Act  
*Veronica K. Schaeffer*  
Buyer/Seller Representative

BATE

Document Number

S2641C91

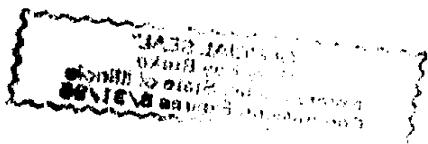
Box 15

**UNOFFICIAL COPY**

Property of Cook County Clerk's Office

COOK COUNTY RECORDER  
41503 4 45-52-64 15236-00  
DEPT-01 RECORDING 15444 TRAM 5014 08/28/92 15236-00  
425.00

92641091



## UNOFFICIAL COPY

9 2 6 4 1 0 9 1

## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT

REQUIRED UNDER PUBLIC ACT 87-543

COOK COUNTY ONLY

The SELLER or his agent hereby certifies that, to the best of his/her knowledge, and the BUYER or his agent hereby certifies that, to the best of his/her knowledge, that the name of the buyer shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

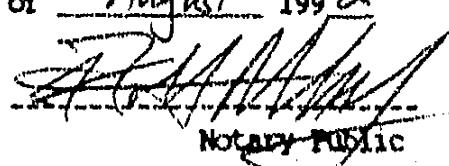
Mary K. Burke  
\_\_\_\_\_  
SELLER OR AGENT

Mary K. Burke  
\_\_\_\_\_  
BUYER OR AGENT

State of Illinois)  
County of Cook )  
      |  
      |

Subscribed and sworn to before me this 20<sup>th</sup> day of August 1998.

My Commission Expires: OFFICIAL SEAL  
ROBERT A SHANKS JR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXP: 3/1/98

  
Notary Public

Box 15

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**UNOFFICIAL COPY**

Property of Cook County Clerk's Office