

DEED IN TRUST UNOFFICIAL COPY

92051794
The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Allan F. Brueggemann, a widower and not since remarried, 18080 Royal Oak Ct., Tinley Park, Ill. 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 - and Warrant - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 6th day of November 19 92, and known as Trust Number 92-4743, the following described real estate in the County of Cook and State of Illinois, to-wit:

60477

UNIT NUMBER 4001-3 IN THE TINLEY PARK MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
A PART OF LOT 94 IN OAK COURT, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 18, 1872, AS DOCUMENT IR28 42 854 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 27, 1980, AS DOCUMENT IR31 35 240, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 28-31-407-018-1003
Street Address: 18080 Royal Oak Court, Unit 3, Tinley Park, Illinois 60477

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TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, 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 or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without covenants, to convey and real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in the future, and upon any term or terms and for any period or periods of time, not exceeding in the case of any single lease the term of 199 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 real estate, 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 adjacent appurtenant to said real estate or any part thereof, and to deal with said real estate 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, 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 be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see that the terms of this trust have been complied with, or to inquire into the authority, expediency or expediency of any act of said Trustee, or be obliged to privilege to inquire into 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 to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument in 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, that said 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 any instrument in force at the time of the execution of said deed, mortgage, lease or other instrument, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and did the conveyance in made to a successor or successors in trust, that such successor or successors in trust, are or 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.

This conveyance is made upon the express understanding and conditions that neither the Trust Company, individually or as Trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any loss of or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any instrument thereunder, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness 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 under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an 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 the trust property and funds in the actual possession of the Trustee shall be applicable 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 only in the earnings, avails and proceeds arising from the sale or any 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 as stated in certain calls and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage Trust Company the entire legal and equitable title in and to all 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 enter 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, and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor abovesaid his S hereunto set his hand 92051794 and seal this 24th day of November 19 92

Allan F. Brueggemann (SEAL)
Allan F. Brueggemann (SEAL)

STATE OF Illinois County of Cook I, Scott L. Ladewig, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

Allan A. Brueggemann, a widower and not since 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 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 seal this 24th day of November A.D. 19 92

Scott L. Ladewig
Notary Public

My commission expires June 30, 1993

GRANTOR
HERITAGE TRUST COMPANY
17500 Oak Park Avenue
Tinley Park, Illinois 60477

18080 Royal Oak Court, Unit 3,
Tinley Park, Illinois 60477

After Recording Mail To:
INDEPENDENT FORMS SERVICES 4 287 02

Lowell L. Ladewig, 5600 West 127th St., Crestwood, Illinois 60445

This Document Prepared By: Lowell L. Ladewig
5600 West 127th Street
Crestwood, Illinois 60445

Brought under provisions of Paragraph 6 Section 4, Real Estate Transfer Act.
Date 11/24/92 Buyer, Seller or Representative Lowell L. Ladewig

This space for affixing Riders and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office
15A155626

DEPT-01 RECORDING \$25.50
144444 TRAN 3995 12/17/92 11:38:00
#6930 * -92-951794
COOK COUNTY RECORDER

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STATEMENT BY GRANTOR AND GRANTEE 7 4

The grantor(s) or (his/her/their) agent affirms that, to the best of (his/her/their) knowledge, the name(s) of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust 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 partner 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 title to real estate under the laws of the State of Illinois.

Dated November 24, 19 92

Signature: Allan F. Brueggemann
Grantor or Agent

Allan F. Brueggemann
Grantor or Agent

Subscribed and sworn to before me by the said Allan F. Brueggemann this 24th day of November, 19 92.

Notary Public

Scott L. Ladewig



The grantee(s) or (his/her/their) agent affirms and verifies that the name(s) of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust 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.

Dated November 24, 19 92

Signature: Lowell L. Ladewig
Grantee or Agent

Lowell L. Ladewig
Grantee or Agent

Subscribed and sworn to before me by the said Lowell L. Ladewig this 24th day of November, 19 92.

Notary Public

Scott L. Ladewig



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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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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