

DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

William J. Parker and  
Sylvia L. Parker, his  
wife, 2311 West 183rd  
Street

DEPT-11 TORRENS \$27.50  
1:0013 TRAM 2386 07/31/95 15:44:00  
#6376 : 01 \* -91 -501247  
COOK COUNTY RECORDER

95501247

(The Above Space for Recorder's Use Only)

of the Village of Homewood County of Cook, and State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to William John Parker and Sylvia as Trustee<sup>s</sup>, under the terms and provisions of a certain Trust Agreement dated the 25th day of July, 1995, and designated as Trust No. The Parker Family Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN) 32 06 100-066-1011

Address(es) of Real Estate 2311 West 182rd St., Unit 201B, Homewood, IL 60430-3146

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

27.50  
JPL

# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the then acting successor trustee of the aforementioned trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

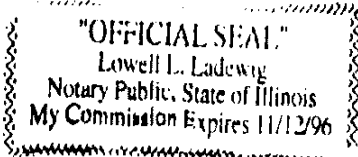
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive s and release s any and all right and benefit under and by virtue of the Statutes Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 25th day of JULY 19 95  
William J. Parker (SEAL) Sylvia L. Parker (SEAL)  
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

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 William J. Parker and Sylvia L. Parker, his wife



personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t h e y signed, sealed and delivered the said instrument as t h e i r 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 25th day of July 19 95  
Commission expires November 12, 19 96  
This instrument was prepared by Lowell L. Ladewig, 5600 W. 127th St., Crestwood, IL 60445 (NAME AND ADDRESS)

### Legal Description

- Legal Description Attached -

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Act.

7/25/95 Lowell L. Ladewig  
Date Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO

MAIL TO { Lowell L. Ladewig (Name) 5600 West 127th Street (Address) Crestwood, IL 60445 (City State and Zip) } William John & Sylvia L. Parker (Name) 2311 West 183rd Street (Address) Homewood, IL 60430-3146 (City State and Zip)

OR RECORDER'S OFFICE BOX NO

95501047

# UNOFFICIAL COPY

LEGAL DESCRIPTION  
FOR THE COMMON AREA RELATING TO  
2311 WEST 183RD STREET, UNIT 210B,  
HOMWOOD, ILLINOIS 60430-3146

AN UNDIVIDED 2.444% INTEREST IN PREMISES HEREINAFTER DESCRIBED (EXCEPTING THEREFROM THE PROPERTY COMPRISING THOSE UNITS AND PARTS OF UNITS FALLING WITHIN SAID PREMISES, AS SAID UNITS ARE DELINEATED ON SURVEY ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 19TH DAY OF NOVEMBER, 1973, AS DOCUMENT NUMBER 2726217).

SAID PREMISES BEING DESCRIBED AS FOLLOWS: THAT PART OF LOTS ONE (1) AND TWO (2) (TAKEN AS A TRACT) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD, 465.08 FEET SOUTHWESTERLY OF (AS MEASURED ON SAID RIGHT OF WAY LINE) A LINE 33 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 6 (HEREINAFTER DESCRIBED) (SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF SAID LOTS 1 AND 2, TAKEN AS A TRACT); THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE FOR A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH SAID RIGHT OF WAY LINE TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS A TRACT); THENCE EAST ALONG SAID SOUTH LINE OF LOTS 1 AND 2, TO THE PLACE OF BEGINNING; ALL IN THE SUBDIVISION OF THAT PART OF THE NORTH FOUR HUNDRED SIXTY-TWO (462) FEET OF THE NORTHWEST QUARTER (1/4), LYING WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY, OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 32-06-100-066-1011

NOTE: OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 201 DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER THE TORRENS LAND REGISTRATION ACT.

95501247

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95501247

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

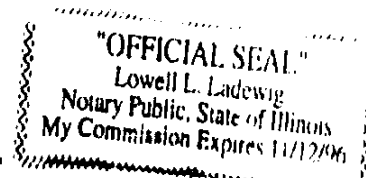
The grantor(s) or (his/her/their) agent affirms that, to the best of (his/her/their) knowledge, the name(s) of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or 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 July 25, 1995

Signature: Sylvia L. Parker  
Grantor or Agent

Grantor or Agent

Subscribed and sworn to before me by the said SYLVIA L. PARKER this 25<sup>th</sup> day of JULY, 1995.



Notary Public

Lowell 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 JULY 25, 1995

Signature: Sylvia L. Parker  
Grantee or Agent

Grantee or Agent

Subscribed and sworn to before me by the said SYLVIA L. PARKER this 25<sup>th</sup> day of JULY, 1995.



Notary Public

Lowell L. Ladewig

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.)

95501247

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95501247