

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

95094261

THE GRANTOR(S) JACK OSTEMA AND JO ANN OSTEMA, his wife of the County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, convey and WARRANT unto JO ANN OSTEMA of Cook County, Illinois as trustee under the Trust Agreement dated this 1st day of December, 1994 and known as the JO ANN OSTEMA TRUST (the "instrument"), the following described real estate in the County of Cook, State of Illinois together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

DEPT-01 RECORDING \$25.50
 11/16/94 11:16 AM
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 COOK COUNTY RECORDER

UNIT 10 IN NOTTINGHAM WOODS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE CERTAIN LOTS IN NOTTINGHAM WOODS, A SUBDIVISION BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY STATE BANK OF COUNTRYSIDE, AN ILLINOIS BANKING CORPORATION AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1992, AND KNOWN AS TRUST NUMBER 92-1117 RECORDED AS DOCUMENT 93569728 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION ALL IN COOK COUNTY, ILLINOIS.

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, AFORESAID, 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.

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.

SUBJECT to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the successor trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

The Trustee (which term shall refer to the Trustee originally named or to any successor Trustee) subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

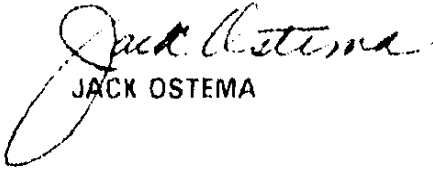
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The grantor(s), JACK OSTEMA AND JO ANN OSTEMA, hereby waive and release any and all rights or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads or real estate from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hands and seals this 17th day of January, 1945.

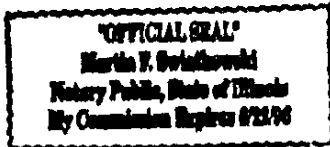
 (SEAL)
JACK OSTEMA

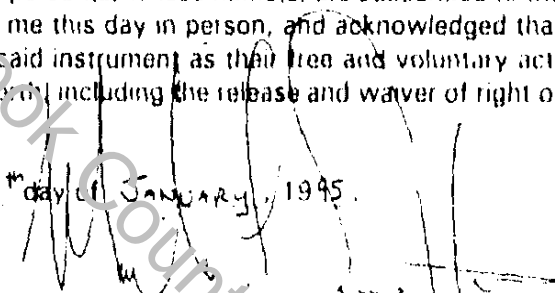
 (SEAL)
JO ANN OSTEMA

STATE OF ILLINOIS) SS
))
COUNTY OF COOK))

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JACK OSTEMA AND JO ANN OSTEMA, his wife personally known to me to be the same person(s) whose name(s) 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 right of homestead.

Given under my hand and official seal, this 17th day of January, 1945.




NOTARY PUBLIC

PREPARED BY:
Martin F. Swiatkowski
15100 S. LaGrange Road, Ste. 200
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS
Jo Ann Ostema
16530 Grant's Trail
Orland Park, IL 60462

MAIL TO:
Martin F. Swiatkowski
15100 S. LaGrange Rd., Ste. 200
Orland Park, IL 60462

PROPERTY ADDRESS:
16530 Grant's Trail
Orland Park, IL 60462
P.I.N. 27-20-317-022 and 27-20-318-051

9509-4261

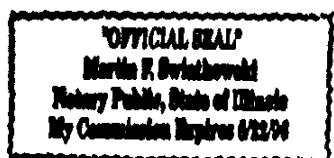
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee 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 title to real estate under the laws of the State of Illinois.

Dated 1-17, 1995 Signature: Jack Ostema
Grantor or Agent

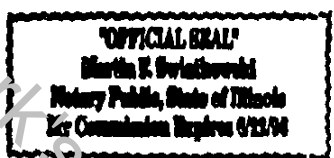
Subscribed and sworn to before me by the said Jack Ostema this 17 day of January, 1995.
Notary Public [Signature]



The grantee or his agent affirms and verifies that, the name of the grantee 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 title to real estate under the laws of the State of Illinois.

Dated 1-17, 1995 Signature: Jack Ostema
Grantee or Agent

Subscribed and sworn to before me by the said Jack Ostema this 17 day of January, 1995.
Notary Public [Signature]



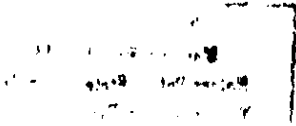
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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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