

**DEED IN TRUST**

**UNOFFICIAL COPY**

THE GRANTORS, **CARL J. FAXEL** and **EVELYN P. FAXEL**, his wife, of the City of Palos Heights, County of Cook, and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

CONVEY AND WARRANT TO

THE **EVELYN FAXEL FAMILY TRUST** dated December 28, 1994, and to their successors in trust (hereinafter referred to as "said trustee", regardless of the number of trustees), 7717 Arquilla Drive, Palos Heights, IL 60463, and unto all and every successor or successors in trust under said Trust Agreement.

95144863

\*\*0001\*\*  
RECORDING \$ 29.00  
MAIL 0.50  
95144863 H  
SUBTOTAL 29.50  
CHECK 29.50

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and made a part hereof.

02/27/95

2 PURC CTR  
0001 MCH 9:18

Permanent Real Estate Index Number(s): 23-36-303-124-1057

Address of Real Estate: 7717 Arquilla Drive, Palos Heights, IL 60463

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 of 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 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 ways above specified, at any time or times hereafter.

295

9214883

into all and every  
successors in trust under

look in the state of Illinois, to wit:

copy attached hereto and made

State Index Number(s): 22-20-200-124-1922

State: Illinois

and purposes herein and on said trust agreement

authority are hereby granted to said trustee

options to purchase or sell on any terms

trust all of the title, estate, powers and

property, on any part thereof to issue said

from time to time, in possession or reversion,

of any time or times hereafter to contract

and to deal with said property and every part

for such other considerations as it would be

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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 this 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, (a) that at the time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) 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; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) 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 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 any and all statutes of the state in which the property herein is located, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 14<sup>th</sup> day of February, 1995.

**95144863**

Carl J. Faxel (Seal)  
Carl J. Faxel  
Evelyn F. Faxel (Seal)  
Evelyn F. Faxel

In no case shall any party dealing with said trustee in relation to the sale of the property... (The text is mirrored and largely illegible due to the document's orientation.)

The interest of each and every beneficiary hereunder and of all claiming under them or any of them shall be only in the earnings, proceeds arising from the sale or other disposition of said real estate... (The text is mirrored and largely illegible due to the document's orientation.)

And the said grantor hereby expressly waives and releases any and all claims or benefits of any and all statutes of the state of the property herein is located, providing for the exemption of the same from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors hereinafore said have hereunto set their hands and seals this 10th day of May, 1955.

2514863

Carl J. Fawcett (Name) (Date)

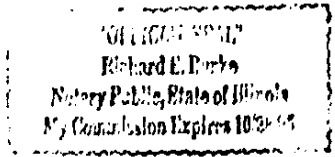
# UNOFFICIAL COPY

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 CARL J. FAXEL and EVELYN F. FAXEL, his wife, personally known to me to be the same persons whose names 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.

GIVEN under my hand and official seal this 14<sup>th</sup> day of Feb, 1995.

*Richard E. Burke*  
Notary Public



This Instrument Prepared By:

Richard E. Burke  
Wolfenson, Schouten & Burke  
11950 South Harlem Avenue  
Suite 201  
Palos Heights, IL 60463

**95144863**

Mail To:

Richard E. Burke  
Wolfenson, Schouten & Burke  
11950 South Harlem Avenue  
Suite 201  
Palos Heights, IL 60463



THIS INSTRUMENT DOES NOT AFFECT TO WHOM THE TAX BILL IS TO BE MAILED AND THEREFORE NO TAX BILLING INFORMATION FORM IS REQUIRED TO BE RECORDED WITH THIS INSTRUMENT.

Exempt under Real Estate Transfer Tax Act Section 4, Paragraph (e) and Cook County Ordinance 95104 Paragraph (e).

Date: 2-14-95

*Richard E. Burke*

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understand, a ...  
to hereby certify that ...  
is known to me to be the same persons whose ...  
of the foregoing instrument, appeared before me this ...  
acknowledged that they signed, sealed and delivered ...  
their free and voluntary act, for the uses and purposes ...

Witness my hand and official seal this ...  
1985



Notary Public  
Cook County, Illinois

9214883

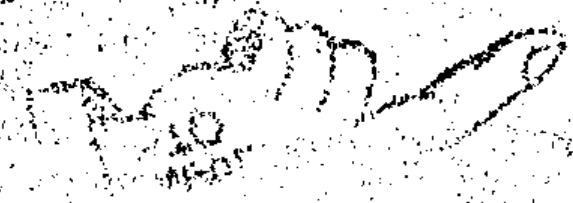
ent Prepared By:

Mike  
Schon & Mike  
Harlem Avenue

ca, IL 60633

Mike  
Schon & Mike  
Harlem Avenue

ca, IL 60633



MENT DOES NOT AFFECT TO WHOM THE TAX BILL IS TO BE ...  
TO TAX RETURN INFORMATION FORM IS REQUIRED TO BE RE ...  
under seal, except that for tax section 4, paragraph ...  
Cook County Ordinance 83104 Paragraph (e).

# UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER  
FOR  
OAK HILLS CONDOMINIUM II

UNIT NO. 7717 in Oak Hills Condominium II as delineated on survey of certain Lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest Quarter of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23771002; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentage set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This Condominium Deed is given on the conditional limitation that the percentage of ownership of said Grantee(s) 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 Grantee(s) 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 the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

Grantor also hereby grants to Grantee(s), their 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 both in the aforementioned Declaration and in that certain Declaration of Easements, Restrictions and Covenants for Oak Hills Country Club Village Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23684698 (hereinafter referred to as "Community Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and Community Declaration for the benefit of the remaining property described therein.

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

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in Cook County, Illinois, as shown on a plat of land... certain lots of part of Section 35, Township... large subdivisions in the Southwest Quarter of Section 35, Township... North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burdette Construction Company, an Illinois corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 2377005, together with a percentage of Common Element apartment to said Unit as set forth in said Declaration, as amended from time to time, which percentages shall automatically be in accordance with Amended Declarations as same are filed of record in accordance with said Declaration, and together with additional Common Element such Amended Declarations are filed of record, in the percentage set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed in fee simple on the recording of each such Amended Declaration by the conveyer hereby.

Condominium Deed is given on the conditional limitation that the percentage of ownership of said Unit(s) in the Common Elements shall be divided equally and vest in the grantees of the other Units in accordance with the Declaration and any Amended Declarations recorded pursuant thereto, and the right of revocation is hereby reserved to the grantor to accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the law to accept the Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and the terms of each Amended Declaration pursuant thereto.

Grantee(s) also hereby grants to Grantee(s), their successors and assigns, all rights and easements appurtenant to the above described real estate, the easements and easements for the benefit of said property set forth herein and in that certain Declaration of Condominium Ownership and Covenants for Oak Hills Country Club Village Community, Illinois recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 2368498 (hereinafter referred to as "Community Declaration") and grants reserves to itself, its successors and assigns, the easements set forth in said Declaration and Community Declaration and the benefit of the remaining property described therein.

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



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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.

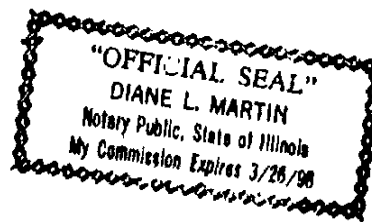
Dated: 2-14, 1995

Signature: [Signature]  
Grantor or Agent

95144863

SUBSCRIBED and SWORN to  
before me this 14th day  
of February, 1995.

[Signature]  
Notary Public



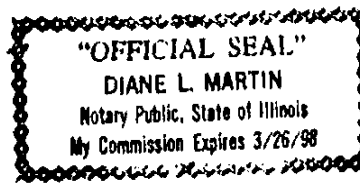
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2-14, 1995

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to  
before me this 14th day  
of February, 1995.

[Signature]  
Notary Public



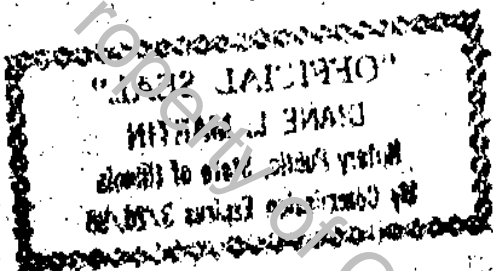
NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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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STATEMENT BY GRANTEE  
The grantee or his agent...  
The grantee shown on the deed or assignment of beneficial interest...  
first as either a natural person, an Illinois corporation or foreign...  
entity authorized to do business or acquire and hold title to real...  
estate in Illinois, a partnership authorized to do business or acquire...  
title to real estate in Illinois, or other entity recognized as a partner...  
authorized to do business or acquire title to real estate under the...  
laws of Illinois.

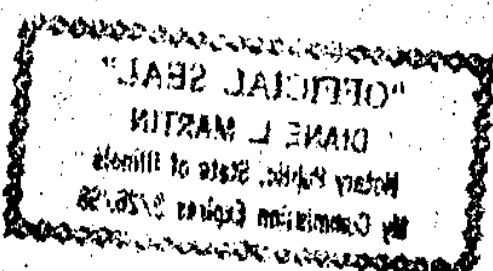
9514863



GRANTEE OF AGENT  
1992

SUBSCRIBED and SWORN to  
this 1st day of 1992.

The grantee or his agent...  
The grantee shown on the deed or assignment of beneficial interest in...  
is either a natural person, an Illinois corporation or foreign...  
entity authorized to do business or acquire and hold title to real...  
estate in Illinois, a partnership authorized to do business or acquire...  
title to real estate in Illinois, or other entity recognized as a partner...  
authorized to do business or acquire and hold title to real estate...  
laws of the State of Illinois.



GRANTEE OF AGENT  
1992

SUBSCRIBED and SWORN to  
this 1st day of 1992.

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.