

DEED IN TRUST  
(ILL. CHS)

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95155999

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THE GRANTOR Martha M. Nielsen, a widow and not since remarried

DEPT-01 RECORDING \$27.50  
T2222 TRAN 6205 03/08/95 10:15:00  
34936 : KB \* - 95 - 155999  
COOK COUNTY RECORDER

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

Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANTY/QUIT CLAIMS) unto Martha M. Nielsen, of 13129 N. Country Club Court, Palos Heights, IL

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 19th day of February, 1985, and known as Nielsen Trust Agreement

and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal description rider is attached hereto and made part hereof by reference Permanent Real Estate Index Number(s): 23-36-303-124-1038

Address(es) of real estate: 13129 N. Country Club Court, Palos Heights, IL

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 or divide in 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 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 person or by power, 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 lease the term of 99 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 use, use, or fixing the amount of present or future rentals; to partition and 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 could 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 one or times hereafter.

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 the delivery thereof the trust created by this instrument 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 instrument, 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 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 waive and release any and all right or benefit 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 aforesaid has hereunto set her hand and seal this 19th day of March, 1985

(SEAL) Martha M. Nielsen (SEAL) Martha M. Nielsen

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 Martha M. Nielsen, a widow 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gives under my hand and seal this 19th day of March, 1985

EMMETT J. GALVIN, NOTARY PUBLIC, STATE OF ILLINOIS

8501 W. Higgins Rd., Chicago, IL 60631

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Emmett J. Galvin  
8501 W. Higgins Rd. (CDB)  
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:  
Martha M. Nielsen, Trustee  
13129 N. Country Club Court  
Palos Heights, IL

APPLY "RIDERS" OR REVENUE STAMPS HERE

Office

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Handwritten initials/signature

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LEGAL DESCRIPTION RIDER  
FOR  
OAK HILLS CONDOMINIUM II

UNIT NO. 13129 in Oak Hills Condominium II as delineated on survey of certain Lots of 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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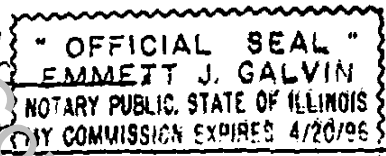
STATEMENT BY GRANTOR AND GRANTEE

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 March 7 1995

Signature: Martha M. Nielsen  
Grantor or Agent

Subscribed and sworn to before me by the said Martha M. Nielsen this 7 day of March 1995.  
Notary Public Emmett J. Galvin

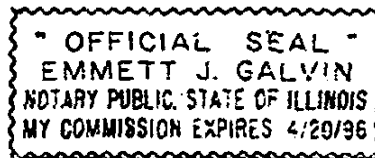


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 7, 1995

Signature: Martha M. Nielsen  
Grantee or Agent

Subscribed and sworn to before me by the said Martha M. Nielsen, Trustee this 7 day of March 1995.  
Notary Public Emmett J. Galvin



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## MAPPING SYSTEM

Change of Information

### SPECIAL NOTE:

- Scannable document - read the following rules
1. Changes must be kept within the space limitations shown...
  2. Do Not use punctuation...
  3. Print in CAPITAL letters with black pen only...
  4. Do Not Xerox form...
  5. Allow only one space between names, numbers, and addresses...

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate.
- Property Index numbers (PINs) must be included on every form.

PIN NUMBER: 23 - 36 - 303 - 124 - 1038

NAME/TRUST#: MARTHA M NIELSEN TR

MAILING ADDRESS: 13129 N COUNTRY CLUB CT

CITY: PALOS HEIGHTS STATE: IL

ZIP CODE: 60463 -

PROPERTY ADDRESS: 13129 N COUNTRY CLUB CT

CITY: PALOS HEIGHTS STATE: IL

ZIP CODE: 60463 -

FILED: MAR 08 1995

COOK COUNTY TREASURER

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