

DEED IN TRUST

THIS INDENTURE WITNESSETH,  
THAT THE GRANTOR,  
CLEARVIEW CONSTRUCTION  
CORPORATION, an  
Illinois corporation

96457736

DEED RECORDING \$25.50  
TRK 608 06/14/96 13:50:00  
JW 96-57736  
COOK COUNTY RECORDER

of the County of Cook  
and the State of Illinois,  
for and in consideration of  
the sum of Ten & no/100's

ABOVE SPACE FOR RECORDER ONLY

250  
1

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 10th day of  
May 19 96, and known as Trust Number 96-5849 the  
following described real estate in the County of Cook and State of  
Illinois, to-wit:

ATG

PIN # 27-32-101-004-0004

COMMON ADDRESS: 11109 Wisconsin Court, Unit 18 & Garage 18, Orland Park,  
Illinois 60462

Unit 1B and Garage Unit 1B in Building 7 in Eagle Ridge II Condominiums as delineated on a survey of the  
following described real estate: Lot 2 in Eagle Ridge Estates, being a subdivision of part of the Northwest 1/4 of  
Section 32, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which  
survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of  
Deeds, Cook County, Illinois as Document Number 94869831 together with its undivided percentage interest in the  
common elements.

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.

This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees 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  
Grantees 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 which is hereby incorporated herein by  
reference thereto and to all the terms of each amended Declaration recorded pursuant thereto.

COOK COUNTY RECORDER

# UNOFFICIAL COPY

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 to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, 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 or county) 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, 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 (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.

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 vacate any subdivision or part thereof, and to resubdivide 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 consideration, to convey said 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 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 demise the term of 198 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 easement 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.

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.

# UNOFFICIAL COPY

This conveyance is made upon the express understanding and conditions that neither HERITAGE 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 anything it 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 amendment thereto, 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 whomsoever 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 an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said HERITAGE TRUST COMPANY the entire legal and equitable title in fee simple, in and to all of 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 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 exemption of homesteads from sale on execution or otherwise:

In Witness Whereof, the grantor(s) aforesaid have/has hereunto set ~~his/her~~/their hand(s) and seal(s) this 29th day of May 19 96.

CLEARVIEW CONSTRUCTION CORPORATION \_\_\_\_\_ (seal)

BY: Peter Voss \_\_\_\_\_ (seal)  
PETER VOSS, PRESIDENT

ATTEST: Peter Voss Jr \_\_\_\_\_ (seal)  
PETER VOSS, JR., SECRETARY

\_\_\_\_\_ (seal)

960529005

UNOFFICIAL COPY

HERITAGE TRUST COMPANY  
TRUSTEE U/I # 96-3849  
17500 OAK PARK AVENUE  
TINLEY PARK, IL 60477

RETURN RECORDED DEED TO:

REAL ESTATE TRANSACTION TAX  
5775

044234

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE  
115.50

063961

COOK CO. ILS

Orland Park, IL 60462

15252 S. Harlem Avenue

Atty. Harry E. DeBruyn

THIS DOCUMENT PREPARED BY:

FUTURE TAX BILLS TO:

"OFFICIAL SEAL"  
KATHLEEN J. PETERSON  
Notary Public, State of Illinois  
My Commission Expires Feb. 3, 1997

Notary Public

*Kathleen Peterson*

GIVEN under my hand and notarial seal this 29th day of May 1996

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Peter Voss, President, and Peter Voss, Jr., Secretary, of Clearview Construction Corporation, an Illinois corporation personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/hers/their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of ILLINOIS }  
County of COOK } SS

9645103