

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

THIS INDENTURE, Made this 26th day of February 1996, between \*HERITAGE TRUST COMPANY, a corporation duly authorized by the Statutes of Illinois to execute trusts, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 4th day of February 1983, and known as Trust Number 2340, party of the first part, and DAWN A DONOHUE, as Trustee u/t/a dated February 26, 1996 7702 Oak Ridge Ct., Palos Heights, IL 60464 party of the second part.

95487707

COOK COUNTY RECORDING  
 TRANSFER FILED 06/25/96 07:53:00  
 COOK COUNTY RECORDER

### THE ABOVE SPACE FOR RECORDER'S USE ONLY

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PIN # 23-36-303-143-1164  
 COMMON ADDRESS: 7702 Oak Ridge Court, Palos Heights

Parcel 1: Unit No. 7702-2B' in Oak Hills Condominium I, as delineated on survey of certain Lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in 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 in Cook County, Illinois as Document #2368499; together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements made by Burnside Construction Company, (Corporation of Illinois) dated October 1, 1976 and UCC1.Ret October 26, 1976 as Document 23684698 and as created by Deed from Burnside Court to Dawn Donohue dated August 10, 1979 and recorded September 11, 1979 as Document 25139044 FOB Ingress and Egress in Cook County, IL.

~~BUYER/SELLER OR REPRESENTATIVE~~  
 \_\_\_\_\_  
 DATE  
 \_\_\_\_\_  
 EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4 OF REAL ESTATE TRANSFER ACT

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4 OF REAL ESTATE TRANSFER ACT  
 DATE 6/10/96  
 \_\_\_\_\_  
 BUYER/SELLER OR REPRESENTATIVE

together with the tenements and appurtenances thereunto belonging.

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EXHIBIT OF RECORDS  
SECTION OF THE CLERK OF COOK COUNTY  
RECORDS SECTION

RECORDS SECTION  
CLERK OF COOK COUNTY  
DATE

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TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED BELOW AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Land Trust Officer and attested by its Assistant Secretary, the day and year first above written.

\*HERITAGE TRUST COMPANY As Trustee or as Successor Trustee to Bremen Bank & Trust Company, Heritage Bremen Bank & Trust Company, County Bank & Trust Company, Heritage County Bank & Trust Company, and Alsip Bank & Trust Company aforesaid,

By: Linda Lee Lutz  
Land Trust Officer

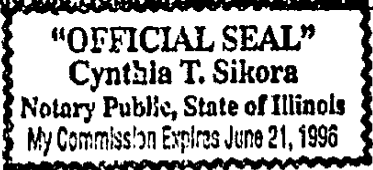
Attest: Lynda A. Blust  
Assistant Secretary

State of Illinois

County of Cook

I, the undersigned, A NOTARY PUBLIC, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Lee Lutz, Land Trust Officer, and Lynda A. Blust, Assistant Secretary of the HERITAGE TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of February, 19 96  
Cynthia T. Sikora  
Notary Public



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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 years, and to renew or extend leases upon any

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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 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.

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 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.

THIS INSTRUMENT PREPARED BY:

HERITAGE TRUST COMPANY  
17500 Oak Park Avenue  
Tinley Park, IL 60477

FUTURE TAX BILLS TO:

Dawn A Donohue, Trustee  
7702 Oak Ridge Court  
Palos Heights, IL 60464

TRUSTEE'S DEED -- NON-JOINT TENANCY

RETURN RECORDED DEED TO:

Dawn A Donohue, Trustee  
7702 Oak Ridge Court  
Palos Heights, IL 60464

20220906

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Electronics # 113

STATEMENT BY GRANTOR AND GRANTEE  
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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 and hold title to real estate under the laws of the State of Illinois.

Dated March 5, 1996 Signature: *John J. Horeled*  
Grantor or Agent

Subscribed and sworn to before me by the  
said JOHN J. HORELED  
this 5th day of March  
1996.

*Eleanor Eissing*  
Notary Public

"OFFICIAL SEAL"  
ELEANOR EISSING  
Notary Public, State of Illinois  
Commission Expires 03/05/99

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 5, 1996 Signature: *John J. Horeled*  
Grantor or Agent

Subscribed and sworn to before me by the  
said John J. Horeled  
this 5th day of March  
1996.

*Eleanor Eissing*  
Notary Public

"OFFICIAL SEAL"  
ELEANOR EISSING  
Notary Public, State of Illinois  
My Commission Expires 05/05/99

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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2022.5.25.96

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