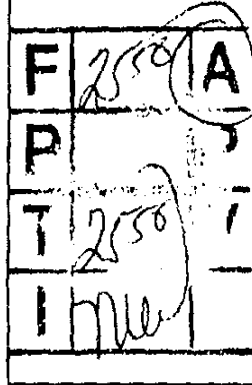


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## DEED IN TRUST

Grantor, ANDREW J. CLAUS, AND HELEN M. CLAUS, his wife, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to



96503585

HELEN M. CLAUS as Trustee under the HELEN M. CLAUS REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 11, 1996

7643 Arquilla Drive  
Palos Heights, IL 60463

DEPT-01 RECORDING \$25.50  
T#2222 TRAN 1366 07/01/96 08:16:00  
#9101 + JL \*-96-503585  
COOK COUNTY RECORDER

the following described real estate situated in the County of Cook and State of Illinois:

Parcel 1: Unit Number 7643, in Oak Hills Condominium II, as delineated on survey of certain Lots or Parts thereof in Burnside's Oak Hills Country Club Village Subdivision of the South West ¼ of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, 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 number 23771002; together with a percentage of common elements appurtenant to said unit as set forth in said declaration, as amended from time to time, in Cook County, Illinois

Parcel 2: Easements appurtenant to and from the benefit of Parcel 1, as set forth in the Declaration of Easements recorded as document 23684698 and as created by deed from Burnside Construction Company to Andrew J. Claus and Helen M. Claus dated October 22, 1979 and recorded November 19, 1979 as document 25246598 for Ingress and Egress, in Cook County, Illinois

to have and to hold said premises forever, hereby releasing and waiving all rights under and by virtue of the Homestead and Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 23-36-303-124-1052

Property Address: 7643 Arquilla Drive, Palos Heights, Illinois 60463

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, 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, dedicate, 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 future, and upon any terms and for any periods of time 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 hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to

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purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount 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 difference from the ways above specified at any time hereafter.

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 the said trustee or any successor in trust 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee or 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, his or their predecessor in trust.

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 as aforesaid.

Dated this 16<sup>th</sup> day of June, 1996.

*Andrew J. Claus*  
ANDREW J. CLAUS

*Helen M. Claus*  
HELEN M. CLAUS

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 ANDREW J. CLAUS AND HELEN M. CLAUS, 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 he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and seal this 16<sup>th</sup> day of June, 1996.

*Edward M. Barry*  
Notary public

This instrument prepared by Edward M. Barry, 11115 South Kedzie, Chicago, IL 60655

Return to:  
Edward M. Barry  
11115 S. Kedzie Ave.  
Chicago, IL 60655

Exempt under provisions of Paragraph e Section 4  
Real Estate Transfer Tax Act.  
6/17/96 E. M. Barry  
Date Buyer, Seller, or Representative

OFFICIAL SEAL  
EDWARD M. BARRY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10-17-97

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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 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: June 17<sup>th</sup>, 1996.

Helen M. Claus  
Grantor or Agent

Signed and sworn to before  
me this 17<sup>th</sup> day of  
June, 1996.

Edward M. Barry  
Notary public



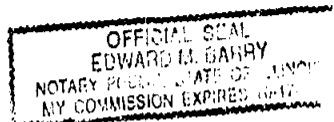
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized 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: June 17, 1996.

Helen M. Claus  
Grantee or Agent

Signed and sworn to be-  
fore me this 17<sup>th</sup> day  
of June, 1996.

Edward M. Barry  
Notary public



Return to:  
Edward M. Barry  
11115 S. Kedzie Ave.  
Chicago, IL 60655



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