

# UNOFFICIAL COPY

## QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor RUTH C. GEARY,  
A WIDOW

F 25.50 A  
P  
T 25.50 V  
I. D. P

96707997

DEPT-01 RECORDING 25.50  
T#0003 TRAN 6423 09/17/96 12:2 #00  
\$3760 + L# \*-96-707 997  
COOK COUNTY RECORDER

of the County of COOK  
and State of ILLINOIS for and in  
consideration of TEN AND NO/100 Dollars,  
and other good and valuable considerations  
in hand paid, Convey and QUITCLAIM unto

the MARQUETTE NATIONAL BANK A NATIONAL BANKING ASSOCIATION, whose address is  
6155 South Pulask Road, Chicago, Illinois, 60629, as Trustee under the provisions of a trust agreement  
dated the 21st day of August 19 96 and known as Trust Number 13844  
the following described Real Estate in the County of COOK and State of Illinois, to-wit:

UNIT NUMBER 52 IN EAGLE RIDGE CONDOMINIUM UNIT II, AS DELINEATED ON A SURVEY OF  
THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH EAST 1/4 OF SECTION  
32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY  
IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT  
NUMBER 91315399 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO SECTION 4 OF THE ILLINOIS REAL  
PROPERTY TRANSFER TAX ACT.

Property Address: 10724 W. LOUISIANA COURT, ORLAND PARK, IL 60462

Permanent Tax Number: 27-32-400-022-1012 Volume # \_\_\_\_\_

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. See reverse side for terms & powers of trustee.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and  
seal this 21st day of August 1996

Ruth C. Geary Seal

RUTH C. GEARY

Seal

Seal

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  
RUTH C. GEARY, A WIDOW

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.

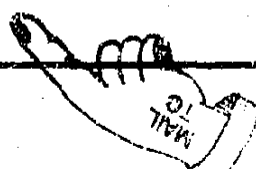
Dated August 21, 1996

"OFFICIAL SEAL"  
CAROL J. KENNY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/6/97

Carol J. Kenny  
Notary Public

AFTER RECORDING, MAIL TO  
MARQUETTE NATIONAL BANK  
6155 SOUTH PULASKI ROAD  
CHICAGO, IL 60629

THIS INSTRUMENT WAS PREPARED BY  
Carol J. Kenny, Esq.  
10459 S. Kedzie Ave.  
Chicago, IL 60655



96707997

# UNOFFICIAL COPY

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 periods of time and to amend, change or modify leases and the terms and provisions thereof any any time or times hereafter, to contract to make leases and to grant options to 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 mortgage 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 a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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.

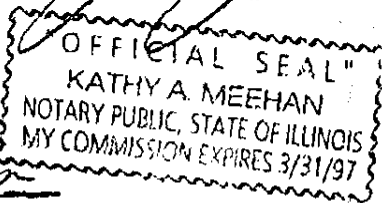
# UNOFFICIAL COPY

## 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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8/21, 1996 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 21st day of August 1996.  
Notary Public Kathy A. Meehan



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 8/21, 1996 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 21st day of August 1996.  
Notary Public Kathy A. Meehan



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.)

68707597

68707597

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96707597