

# UNOFFICIAL COPY

96150522

DEPT OF RECORDING 96150  
12/27/95 TRAN 2963 02/28/96 09:46:00  
60289 4 514 95-526-1 00000212  
COOK COUNTY RECORDER

3/50 A  
3/50  
VMA (K) JM

DEED IN TRUST

THE GRANTOR, IDA B. PAHLER, a widow and not since remarried, of the Village of LaGrange, State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant to IDA B. PAHLER, as trustee, under the provisions of a declaration of trust dated December 9, 1995, and known as the IDA B. PAHLER DECLARATION OF TRUST and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

96150522

Unit 203 in St. Labre Place Condominium as delineated on the Plat of survey of Lot 1 in the resubdivision of Lots 21, 22 and 23 and the South 1/2 of Lot 24 in Block 4 in Leiters Addition to LaGrange in the North East 1/4 of Section 4, Township 38 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 and of easements, restrictions and covenants for St. Labre Place Condominium made by LaGrange State Bank, as trustee under trust agree-

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ment dated November 1, 1970 known as Trust Number 1328 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 22322977 and amended from time to time together with its undivided percentage interest in said Lot 1 (excepting therefrom all the property and space comprising all the units thereof as defined and set forth in said Declaration and plat of survey) all in Cook County, Illinois.

Common Address: 75 South 6th Avenue, Unit 203, LaGrange, Illinois  
Real estate index number: 18-04-231-036-1012

TO HAVE AND TO HOLD the interest hereby conveyed unto the grantee hereunder, in fee simple, forever, to the end that the property shall be held by IDA B. PAFLER as trustee, under the provisions of a declaration of trust dated December 9, 1995, and to all and every successor or successors in trust under the trust agreement.

TO HAVE AND TO HOLD the premises with the appurtenances of the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 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

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of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at anytime or times after the date of this deed.

In no case shall any party dwelling with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the trustee agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this deed and in the

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trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her 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 dispositions of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The Grantor hereby expressly waives and releases 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.

The Grantor has signed this deed on December 9, 1995.

  
\_\_\_\_\_  
Tda B. Pahler

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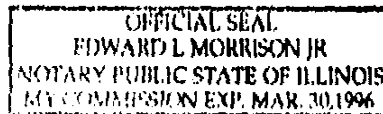
11-11-95

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public for the County and State above, do hereby certify that IDA B. PAHLER, 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 on the date below 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.

GIVEN under my hand and seal this 9th day of December, 1995.

*Edward L. Morrison Jr.*  
Notary Public

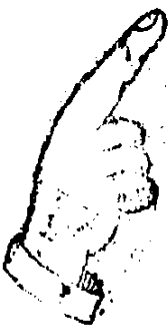


Deed Prepared By:  
Mail Recorded Deed To:

Edward L. Morrison, Jr.  
Kreisman and Rakich  
21141 Governors Highway  
Suite 200  
Matteson, Illinois 60443

Mail Tax Bills To:

Ida B. Pahlar  
75 South 6th Avenue, Unit 203  
LaGrange, Illinois 60525



Exempt under provisions of Paragraph e,  
Section 4, Real Estate Transfer Tax Act.

12-9-95  
Date

*Edward L. Morrison Jr.*  
Buyer, Seller or

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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

### STATEMENT BY GRANTOR AND GRANTEE

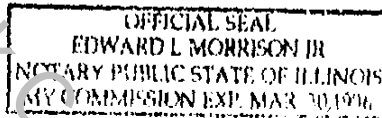
The Grantor, or his agent, affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated: December 9, 1995

*John B. Fisher*  
Grantor or Agent

Subscribed and Sworn to before me this 9<sup>th</sup> day of December, 1995.

*Edward L. Morrison Jr.*  
Notary Public



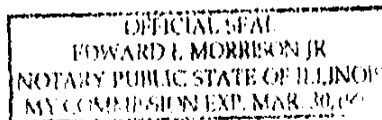
The Grantee, or his agent, affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated: December 9, 1995

*John B. Fisher*  
Grantee or Agent

Subscribed and Sworn to before me this 9<sup>th</sup> day of December, 1995

*Edward L. Morrison Jr.*  
Notary Public



**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.

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