

UNOFFICIAL COPY

DEED IN TRUST

96224092

THIS INDENTURE WITNESSETH that the Grantor, LYNN G. GANZ, A Bachelor, of the Village of Orland Park, County of Cook, State of Illinois for and in consideration of Ten and No/100 Dollars, in hand paid, CONVEYS and WARRANTS to LYNN G. GANZ, Trustee of The LYNN G. GANZ LIVING TRUST under the provisions of the Trust Agreement dated the 25th day of March, 1996 (hereinafter referred to as "said trustee"

regardless of the number of trustees) and

unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 32 in Nottingham Woods Condominium as delineated on a survey of the following described real estate certain lots in Nottingham Woods, a Subdivision, being a planned unit development in the Southwest 1/4 of Section 20, Township 36 North Range 12 East of the Third Principal Meridian which survey is attached as Exhibit A to the Declaration of Condominium Ownership made by State Bank of Countryside, an Illinois banking corporation as Trustee under Trust Agreement dated February 1, 1992 and known as Trust Number 92-1117 recorded as Document 93569720 together with its undivided percentage interest in the common elements as set forth in said Declaration all in Cook County, Illinois.

Permanent Index No.:

27-20-328-024-103

Commonly known as:

16507 Nottingham Court, Orland Park, IL 60462

96224092

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create 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 presenti or in 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 99 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 or 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 changes 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 consideration 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 the 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

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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.

And the said 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 21st day of March, 1996.

[Signature]
LYNN G. GANZ

EXEMPT UNDER PROVISIONS OF SECTION 4, PARAGRAPH E, REAL ESTATE TRANSFER ACT.

Date: 2/21/96 Buyer, Seller or Representative: [Signature]

State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LYNN G. GANZ, A Bachelor, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and notarial seal this 21st day of March, 1996.
[Signature]
JOHN J. O'DONNELL
Notary Public

This instrument was prepared by John O'Donnell, Attorney at Law, 8400 West 159th Street, Orland Park, IL 60462

MAIL TO:
Box 330

SEND TAX BILLS TO:
Lynn G. Ganz
16507 Nottingham Court
Orland Park, IL 60462

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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 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 title to real estate under the laws of the State of Illinois.

Dated 3-21, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 21st day of March, 1996.
Notary Public [Signature]
JOHN J. DONNELLY
NOTARY PUBLIC
ALL COUNTY, ILLINOIS

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 title to real estate under the laws of the State of Illinois.

Dated 3-21, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 21st day of March, 1996.
Notary Public [Signature]
JOHN J. DONNELLY
NOTARY PUBLIC
ALL COUNTY, ILLINOIS

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.]

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