

UNOFFICIAL COPY

97012589

DEED IN TRUST

THE GRANTOR MARILYN J. HOFFMAN, a widow, of the Village of Orland Park, Cook County, Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Conveys and QUITCLAIMS to MARILYN J. HOFFMAN (trustee's name(s))

DEPT-01 RECORDING \$25.50
T#0003 TRAN 1654 01/07/97 11:38:00
#1978 # LM *-97-012589
COOK COUNTY RECORDER

16751 Winterberry Lane, Orland Park, Illinois as

trustee (the trustee, regardless of the number of trustees), under the provisions of a declaration of trust dated November 21, 1996, and known as THE MARILYN J. HOFFMAN DECLARATION OF TRUST and to all and every successor or successors in trust under the declaration of trust, the following described real estate in Cook County, Illinois:

PARCEL 1:

THAT PART OF LOT 17 IN MALLARD LANDING UNIT 4B-1, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST QUARTER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 17 IN MALLARD LANDINGS; THENCE SOUTH 88 DEGREES 50 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, 73.80 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 07 SECONDS WEST, 21.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 18 MINUTES 13 SECONDS WEST, 38.44 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 27 SECONDS WEST, 89.00 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 13 SECONDS EAST, 38.41 FEET; THENCE SOUTH 08 DEGREES 48 MINUTES 02 SECONDS EAST, 89.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS UNIT 4B-1 RECORDED JUNE 27, 1991 AS DOCUMENT 91315347 & AS AMENDED AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1988 AND YNDWN AS TRUST NUMBER 2330 TO FRED W. HOFFMAN & MARILYN J. HOFFMAN FOR INGRESS AND EGRESS.

Street address: 16751 Winterberry Lane
City, state, and zip code: Orland Park, Illinois 60462
Real estate index number: 27-29-214-051

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

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 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 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 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 any time or times after the date of this deed.

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In no case shall any party dealing 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 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 deed and in the 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 disposition 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(s) 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.

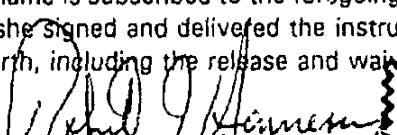
The grantor has signed this deed on November 21, 1996.


MARILYN J. HOFFMAN

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

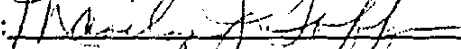
I am a notary public for the County and State above. I certify MARILYN J. HOFFMAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: November 21, 1996.


NOTARY PUBLIC

"OFFICIAL SEAL"
ROBERT J. HENNESSY
Notary Public, State of Illinois
My Commission Expires 9/17/99

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 2, Section 200/31-45 of the Real Estate Transfer Law.

Signed:  Dated: 11/21/96

Name and address of grantee and send future tax bills to:
MARILYN J. HOFFMAN
16751 Winterberry Lane.
Orland Park, IL 60462

MAIL TO:
Robert J. Hennessy
11800 S. 75th Ave., Ste. 101
Palos Heights, IL 60463

This deed was prepared by: Robert J. Hennessy 11800 S. 75th Avenue, Palos Heights, IL 60463

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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.

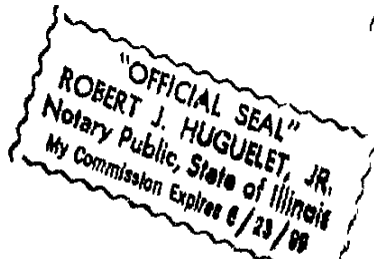
Dated JANUARY 7, 1997

Signature: Robert J. Hennessy
Grantor or Agent

Subscribed and sworn to before me

by the said ROBERT J. HENNESSY
this 7th day of JANUARY, 1997

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 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.

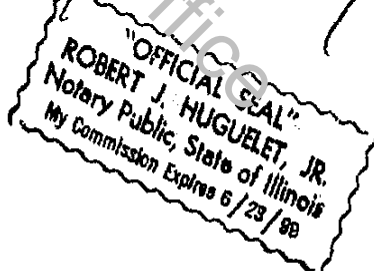
Dated JANUARY 7, 1997

Signature: Robert J. Hennessy
Grantee or Agent

Subscribed and sworn to before me

by the said ROBERT J. HENNESSY
this 7th day of JANUARY, 1997

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.

(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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