



MAIL TO:

Thomas E. Rosensteel
102 West Illinois Street
St. Charles, Illinois 60174

NAME & ADDRESS OF TAXPAYER:

D.G. Klaerich, a/t/u the Diane G.
Klaerich Trust Agreement dated
October 31, 1996
1157 Elaine Ct., Flossmoor, IL 60422

DEPT-01 RECORDING \$27.50
T\$0004 TRAN 9199 05/14/97 09:43:00
\$0666 : MH *-97-339011
COOK COUNTY RECORDER

The Grantors, Ralph D. Klaerich and Diane G. Klaerich, his wife, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100's Dollars (\$10.00) and other good and valuable considerations in hand paid, convey and warrant quit claim unto Diane G. Klaerich, 1157 Elaine Court, Flossmoor, IL 60422, as Trustee under the provisions of a Trust Agreement dated the 31st day of October, 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 12-1, together with its undivided percentage interest in the common elements in Baythorne Townhome Condominium, as delineated and defined in the Declaration recorded as Document Number 88462135, in the Northwest Quarter of Section 12, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO: General real estate taxes for the year 1996; covenants, conditions, restrictions and easements of record; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and Condominium Declaration, if applicable

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Permanent Index Number(s): 31-12-100-064-1035
Property Address: 1157 Elaine Court, Flossmoor, Illinois 60422

And the said Grantors hereby expressly waive and release 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 Grantors aforesaid have hereunto set their hands and seals this 19th day of November, 1996.

Ralph D. Klaerich (SEAL)
Ralph D. Klaerich

Diane G. Klaerich (SEAL)
Diane G. Klaerich

M.S.P.

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Ralph D. Klaerich and Diane G. Klaerich, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal this 19th day of November, 1996.

Joseph E. Williams
Notary Public
"OFFICIAL SEAL"
My Commission Expires
Notary Public, State of Illinois
My Commission Expires July 7 1998

THIS TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

THOMAS ROSENSTEEL & ASSOCIATES, LTD.

BY
THOMAS ROSENSTEEL, PRESIDENT

Dated: November 19th 1996

Thomas A. Rosensteel

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This instrument prepared by:

Thomas E. Rosensteel & Associates, Ltd.
102 W. Illinois Street
St. Charles, IL 60174

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EXHIBIT "A"

TO QUIT CLAIM DEED DATED NOVEMBER 19th 1996

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 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 present or 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 100 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 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 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 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 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 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.

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Property of Cook County Clerk's Office

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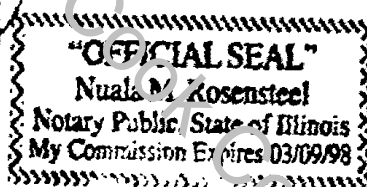
GRANTOR/GRANTEE SWORN STATEMENT

To the best of the undersigned's knowledge and belief, 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 in 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.

Ralph D. Klaerich
Ralph D. Klaerich, Grantor
Diane G. Klaerich
Diane G. Klaerich, Grantor

Subscribed and sworn to
before me this 19th day
of November, 1996.

Nuala M. Rosensteel
Notary Public



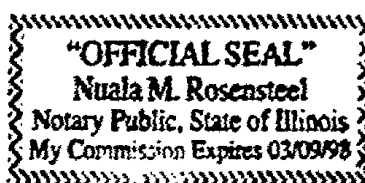
To the best of the undersigned's knowledge and belief, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

DIANE G. KLAERICH TRUST
DATED OCTOBER 31, 1996, Grantee

By: Diane G. Klaerich
Diane G. Klaerich, Trustee

Subscribed and sworn to
before me this 19th day
of November, 1996.

Nuala M. Rosensteel
Notary Public



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