

# UNOFFICIAL COPY

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## DEED IN TRUST

RECORDING

125.00

THE GRANTORS, JAMES J. O'GRADY and CATHERINE E. O'GRADY, as joint tenants, of the Village of Orland Park, Cook County, Illinois, for and in consideration of Ten and No/100---Dollars, and other good and valuable consideration in hand

1997-03-27 TRAM 8052 05/19/97 12:07:00

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COOK COUNTY RECORDER

paid, Convey and QUIT CLAIM to the JAMES J. O'GRADY TRUST DATED MARCH 27, 1996, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

LOT 60 IN OAK MEADOWS BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: 14434 S. OAKLEY, ORLAND PARK, IL 60462

Permanent Index Number: 27-09-120-010

TO HAVE AND TO HOLD the premises with the appurtenances on the trust 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 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 99 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 rental; 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.

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

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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.

The 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, provided for the exemption of homesteads from sale on execution or otherwise.

The grantors signed this deed on this 14th day of April, 1997.

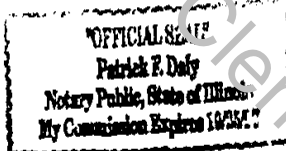
[Signature]  
JAMES J. O'GRADY

[Signature]  
CATHERINE E. O'GRADY

STATE OF ILLINOIS )  
                                  )SS.  
COOK COUNTY       )

I am a notary public for the County and State above. I certify JAMES J. O'GRADY and CATHERINE E. O'GRADY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on this date above and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

[Signature]  
Notary Public  
My Commission Expires October 25, 1997



Prepared by and mail to: Patrick F. Daly, 11950 S. Harlem Avenue, #204, Palos Heights, IL 60463

Mail future tax bills to: Mr. and Mrs. O'Grady  
14434 S. Oakley  
Orland Park, IL 60462

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

4/16/97  
Date

[Signature]  
Buyer, Seller or Representative

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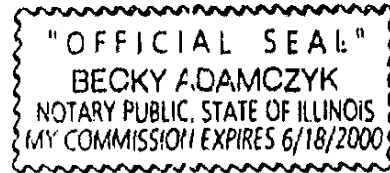
## STATEMENT BY GRANTOR AND GRANTEE

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, 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: 4/16/97 Signature Peter F. Daley

Subscribed and sworn to before me by the said Agent this 15<sup>th</sup> day of April 1997.

Becky Adamczyk  
Notary Public

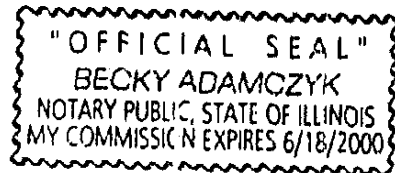


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation or a partnership authorized to do business or acquire and hold title to real estate 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: 4/16/97 Signature Peter F. Daley

Subscribed and sworn to before me by the said Agent this 15<sup>th</sup> day of April 1997.

Becky Adamczyk  
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