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 . 1496 ÷ JM # -97- 379373
 . COOK COUNTY RECORDER

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DEED IN TRUST

THE GRANTOR MARY AGNES FISCHER, a widow and not remarried, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Conveys and Quit Claims unto MARY AGNES FISCHER, AS TRUSTEE, 7636 Golf Drive, Palos Heights, Illinois, under the provisions of a trust agreement, dated the 15th day of May, 1997, as restated and amended from time to time, and known as Mary Agnes Fischer Declaration of Trust (hereinafter referred to as "said trustee",) 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 No. 7636 in Oak Hills Condominium II as delineated on survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village subdivision in the South West 1/4 of Section 36, Township 37 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 made by Burnside Construction Company, a corporation of Illinois recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 23771002; together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended declaration, and together with additional common elements as such amended declaration are filed of record, in the percentage set forth in such amended declara-

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tion, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby, all in Cook County, Illinois.

Permanent Real Estate Index Numbers: ~~23-36-301-001~~; ~~23-36-301-005~~; and ~~23-36-301-006~~,
23-36-303-124-1043

Address of real estate: 7636 Golf Drive
Palos Heights, Illinois 60463

TO HAVE AND TO HOLD the said premises in fee simple 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 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 praesenti 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 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.

2025-03-27

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

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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 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.

And the said grantor hereby expressly waives and releases any and all right or benefit under or 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

her hand and seal this 3rd day of May, 1997.

Mary Agnes Fischer (SEAL)
MARY AGNES FISCHER

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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 May 28, 1997 Signature: Mary Reed - Agent
Grantor or Agent

Subscribed and sworn to before me by the said Grantor's Agent this 28th day of May 19 97.

Notary Public Leslie A Hardy

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LESLIE A. HARDY
Notary Public, State of Illinois
My Commission Expires July 29, 1998

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 May 28, 1997 Signature: Mary Reed - Agent
Grantee or Agent

Subscribed and sworn to before me by the said Grantee's Agent this 28th day of May 19 97.

Notary Public Leslie A Hardy

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LESLIE A. HARDY
Notary Public, State of Illinois
My Commission Expires July 29, 1998

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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