

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**This Indenture Witnesseth, That the Grantor** JOHN KROLL, a single man  
residing at 10531 S. Roberts Road, Unit 2B, Palos Hills, Illinois 60465  
of the County of Cook and the State of Illinois for and in consideration of  
**Ten Dollars and no/100 (\$10.00)**

and other good and valuable consideration in hand paid, Convey S and Warrant S unto **LaSalle National Bank**, a national banking  
association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated  
the 28th day of August, 1998 known as Trust Number  
122012 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. e and Cook County Ord. 93-0-27 par. 1

Date 9/09/98 Sign. C. R. Piesiecki



Prepared By: Christine R. Piesiecki, Attorney at Law 9300 S Roberts, #102, Palos Hills, IL 60465  
Property Address: 10531-2B and Unit G-14, 10531 S. Roberts Rd., Palos Hills, IL 60465  
Permanent Real Estate Index No. 23-13-103-024 and 23-13-103-029

# UNOFFICIAL COPY

(SEAL)

(SEAL)

*[Handwritten signature]*

(SEAL)

(SEAL)

of August 19 98

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal this 29th day

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 investments from sale on execution or otherwise.

If the title to any of the above lands is now or hereafter registered, the Register 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 cases made and provided.

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.

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 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 conclusively 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 and in some amendment thereto, and binding upon all beneficiaries thereof, (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 of said trustee, 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 the grantor, his or their predecessor in trust.

Full power and authority is hereby granted to said trustee to improve, 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 redivide 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, rights, 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 lease 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 lease 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 apply 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 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.

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

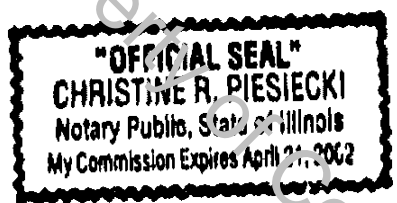
Notary Public in and for said County, in the State aforesaid, do hereby certify that  
John Kroll

personally known to me to be the same person whose name IS

subscribed to the foregoing instrument, appeared before me this day 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 the right of homestead.

Given under my hand and seal this 29<sup>th</sup> day of Aug A.D. 19 98  
Christine R. Piesiecki  
Notary Public.



Box 350

**Deed in Trust**  
Warranty Deed

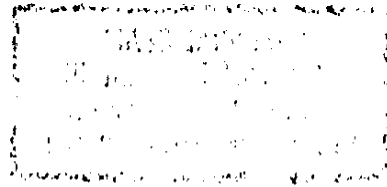
Address of Property

To  
**LaSalle National Bank**  
Trustee

**LaSalle National Bank**  
135 South LaSalle Street  
Chicago, Illinois 60674-9135

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PARCEL 1: UNIT 10531-2B and Unit G-14 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PALOS VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 92122733, AS AMENDED FROM TIME TO TIME, LOCATED IN LOTS 1 AND 6 IN DREMCO'S RESUBDIVISION OF LOTS 13, 14, 15 AND 16 IN FRANK DELUGACH'S BOTH AVENUE ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 92122732.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN SAID DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

Commonly known as 10531-2B and Unit G-14, 10531 S. Roberts,  
Palos Hills, IL 60465  
PIN# 23-13-103-024 and 23-13-103-029

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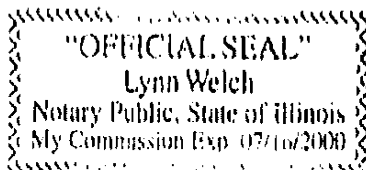
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STATEMENT BY GRANTOR AND GRANTEE

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 9/09, 1998 SIGNATURE: Charles R. Rosen  
(GRANTOR OR AGENT)

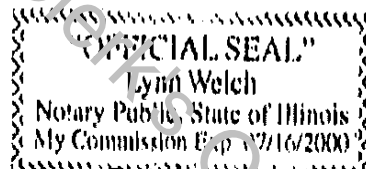
Subscribed and sworn to before me by the said Charles R. Rosen this 9th day of September, 1998.  
Notary Public Lynn Welch



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 9/09, 1998 SIGNATURE: Charles R. Rosen  
(GRANTOR OR AGENT)

Subscribed and sworn to before me by the said Charles R. Rosen this 9th day of September, 1998.  
Notary Public Lynn Welch



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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