

# UNOFFICIAL COPY

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GEORGE E. COLES No. 1990-REC  
LEGAL FORMS November 1997

2240/2014 14 001 Page 1 of 4  
1998-10-09 08:18:05  
Cook County Recorder 27.50

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR JAMES A. TRACY, married to RITA M. PAJAK, his wife of the County of \_\_\_\_\_ and State of Illinois for and in consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, Convey s (WARRANT /QUIT CLAIM)\* unto JAMES A. TRACY

(Name and Address of Grantee)

JAMES A. TRACY as Trustee under the ~~XXXXXXXXXX~~ trust agreement dated the 2nd day of December, 1992

~~XXXXXXXXXX~~ (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: SEE RIDER ATTACHED

THIS IS NOT HOMESTEAD PROPERTY

9/25/98  
M. Sallinski  
GIVER, SELLER, REPRESENTATIVE

Permanent Real Estate Index Number(s): 24-10-225-027-1007

Address(es) of real estate: 4105 West 99th Street, #250, Oak Lawn, IL 60453

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 198 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.

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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, hers, 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.

And the said grantor \_\_\_\_\_ hereby expressly waive S and release S 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 grantor \_\_\_\_\_ aforesaid has hereunto set his hand \_\_\_\_\_ and seal  
this 16th day of September, 1998

James A. Tracy (SEAL) \_\_\_\_\_ (SEAL)

JAMES A. TRACY  
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES A. TRACY, married to RITA M. PAJAK, his wife

"OFFICIAL SEAL"  
MICHAEL J. GOLDRICK  
Notary Public, State of Illinois  
My Commission Expires 03/01/00  
HERE

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 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 official seal, this 25 day of Sept 1998  
Commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
Michael J. Goldrick  
NOTARY PUBLIC

This instrument was prepared by John T. Goldrick, Esquire, 10540 S. Western, Suite 303 Chicago, IL 60643 (Name and Address)

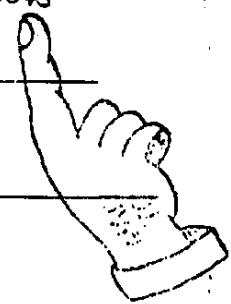
\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: \_\_\_\_\_  
(Name) GOLDRICK & GOLDRICK, LTD.  
10540 S. WESTERN AVE. SUITE 303  
(Address) CHICAGO, ILLINOIS 60643  
\_\_\_\_\_  
(City, State and Zip)

James A. Tracy  
(Name)  
17029 Pineview  
(Address)  
Lockport, Illinois 60441  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



Unit 87 & 87G as Delineated on Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 3 in Parkshire Estates, being a Resubdivision of part of Lot 1 in Bartholomeo and Milord Subdivision of part of Section 10, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium for Parkshire Estates Condominium Number 5, Recorded in the Office of Recorder of Cook County, Illinois, as Document Number 20452231, together with the respective undivided interests in the common elements of said parcel appertaining to said units, as defined and set forth in said declaration, in Cook County, Illinois.

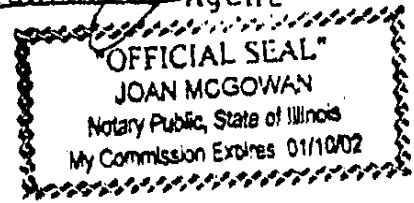
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

grantor or his agent affirms that, to the best of his knowledge, the  
e of the grantee shown on the deed or assignment of beneficial interest  
a land trust is either a natural person, an Illinois corporation or  
eign corporation authorized to do business or acquire and hold title to  
l estate in Illinois, a partnership authorized to do business or acquire  
hold title to real estate in Illinois, or other entity recognized as a  
son and authorized to do business or acquire title to real estate under  
laws of the State of Illinois.

ed 9/25, 1998 Signature: Michael J Goldrick  
Grantor or Agent

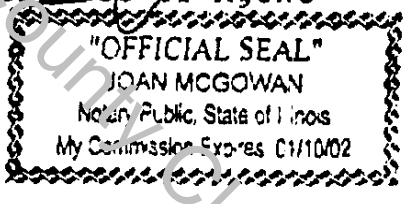
scribed and sworn to before  
by the said Michael J Goldrick  
s 25th day of September  
ary Public Joan McGowan



grantee or his agent affirms and verifies that the name of the grantee  
wn on the deed or assignment of beneficial interest in a land trust is  
her a natural person, an Illinois corporation or foreign corporation  
horized to do business or acquire and hold title to real estate in Illinois;  
artnership authorized to do business or acquire and hold title to real  
ate in Illinois, or other entity recognized as a person and authorized  
do business or acquire and hold title to real estate under the laws of  
State of Illinois.

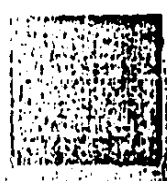
ed 9/25, 1998 Signature: Michael J Goldrick  
Grantor or Agent

scribed and sworn to before  
by the said Michael J Goldrick  
s 25th day of September  
ary Public Joan McGowan



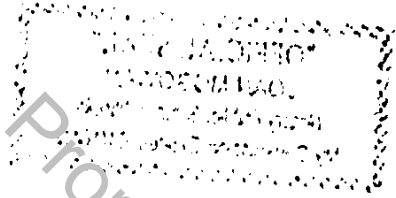
NOTE: Any person who knowingly submits a false statement concerning the  
identity of a grantee shall be guilty of a Class C misdemeanor for  
the first offense and of a Class A misdemeanor for subsequent  
offenses.

each to deed or ABI to be recorded in Cook County, Illinois, if  
empt under the provisions of Section 4 of the Illinois Real Estate  
ansfer Tax Act.)

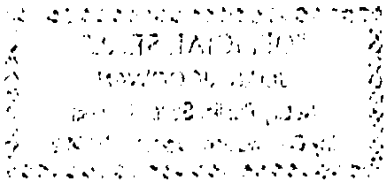


BY GRANTOR AND GRANTEE  
to the best of his  
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erson, an Illinois

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