

DEED IN TRUST
(ILLINOIS)

THIS INDENTURE WITNESS, that the Grantor Lois F. Zautcke, of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto Lois F. Zautcke, as Trustee under the provisions of a Declaration of Trust dated the 26th day of January, 1999, and known as the LOIS F. ZAUTCKE DECLARATION OF TRUST, 44 Park Lane, Unit 122, Park Ridge, Illinois, 60068, and unto all and every successor or successors in Trust under said Trust, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel I: Unit 122 together with an undivided .830 percent interest in the common elements in Park Lane Community Condominium delineated and defined in the declaration recorded as document 22996721 of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel II: Easements for ingress and egress for the benefit of parcel I, through the community area as set forth in the declaration of easements covenants and restrictions for Park Lane Community Association recorded February 13, 1975 as document 2296721 in Cook County, Illinois.

PIN: 09-27-306-145-1018

Commonly Known as: 44 Park Lane, Unit 122, Park Ridge, Illinois 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 15095

TO HAVE AND TO HOLD the said premises with the appurtenances upon the Trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee is invested with the following powers: (a) To manage, improve, divide or subdivide the property, or any part thereof (b) sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successor in trust, any and all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans. (d) To dedicate parks, street highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall he be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instrument, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority

granted the trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate rights, powers and duties of the preceding Trustee.

- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
- 4. In the event of the inability or refusal of the Trustee herein named, to act, or upon her removal from the County, such Successor Trustee as are designated in the Declaration of Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

And the said Grantor hereby expressly waives and releases any and all rights or benefits 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 her hand and seal this 26th day of January, 1999.

Lois F. Zautcke
Lois F. Zautcke

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

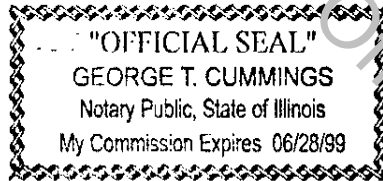
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lois F. Zautcke who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 26th day of January, 1999.

George T. Cummings
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

George T. Cummings
1420 Renaissance Drive
Suite 208
Park Ridge, IL 60068-1340
(847) 297-0622



MAIL TO:

George T. Cummings
1420 Renaissance Drive
Suite 208
Park Ridge, IL 60068-1340

SEND SUBSEQUENT TAX BILLS TO:

Lois F. Zautcke
44 Park Lane, Unit 122
Park Ridge, IL 60068

REAL ESTATE TRANSFER EXEMPTION: THIS TRANSFER OF PROPERTY IS EXEMPT UNDER THE REAL ESTATE TRANSFER ACT, SECTION 4, PARAGRAPH E, AND COOK COUNTY ORDINANCE #95104 PARAGRAPH E.

Dated: Jan. 26, 1999

George T. Cummings
George T. Cummings

UNOFFICIAL COPY

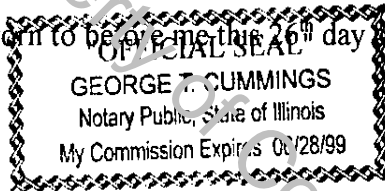
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of her 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: January 26, 1999

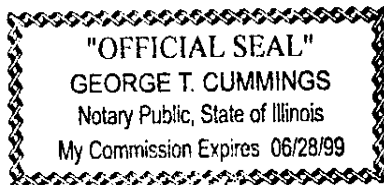
Lois F. Zautcke
Lois F. Zautcke

Signed and sworn to before me this 26th day of January, 1999.



George T. Cummings
Notary Public

The Grantee or her 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 the 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.



Lois F. Zautcke
Lois F. Zautcke, as Trustee
u/t/a dated January 26, 1999,
and known as the Lois F. Zautcke
Declaration of Trust.

Signed and sworn to before me this 26th day of January, 1999.

George T. Cummings
Notary Public

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.

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