Grantors , Richard J. Klaus and Kathleen A. Klaus, his of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid. CONVEY and QUITCLAIM unto the CHICAGO TITLE LAND TRUST **COMPANY**, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee

agreement dated the 19th February , 19 99 known as Trust Number 110689/ and State of Illinois, to-wit:

under the provisions of a trust

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1357/0028 30 001 Page 1 of 1999-03-23 10:22:11

Cook County Recorder

Reserved for Recorder's Office

, the following described real estate in the County of CO₀K

EXEMPTION APPROVED LOVE OF A CONTROL OF THE PROPERTY OF THE PR The South 33-1/3 feet of 15t 22 in Block 30 in Ridgeland, being a Subdivision of the East 1/2 of the East 1/2 of Section 7 and the Northwest 1/4 and the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) REAL ESTATE TRANSFER TAX ACT

Permanent Tax Number:

escord a return to land th

16-07-223-004

TO HAVE ANDTO 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 is hereby granted to said trustee to improve, manage, instead 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 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 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 enew 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.

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

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indenture and in said trust agreement or it so no a mendment thereof and bind in grupon 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 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.

		_ hereby expressly waive the State of Illinois, providin				
In Witness V this 24	whereof, the gra	intor <u>s</u> aforesaid ha <u>ve</u> February	hereunto set 19_99	their	hand <u>S</u>	_ and seal_S
-Richard	J. Klaus	(Seal)		,		(Seal)
Kathleen	Meer-a A. Klaus	. Klaux (Seal)				(Seal)
Michael	D. Cotton	PREPARED BY. Tivan, Ltd.	-			
	n Plymouth Illinois 6	Court, 10th Floor-				
State of County of	Illinois COOK	} ss.	I, the undersigned, State aforesaid, and and Kathleen	o i ereby cert		
instrument, the said ins	appeared before trument as	be the same person s re me this day in person and a their free and voluntary light of homestead.	cknowledged that	they O	signed, seal	to the foregoing ed and delivered th, including the
	Given u	inder my hand and notarial se	al this <u>26</u> da	y of <u>Febru</u>	iary C	, 19 <u>99</u>
٠.		Garnary	Melals NOTARY PUBL	k		
	⁄ADDRESS: ī≈Elmwood Av	venue, Oak Park, Illin	,		"OFFICIAL ROSEMARY MI Notary Public, State My Commission Expi	SEAL" SCHALSKI SCHALSKI

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY 171 N. CLARK STREET ML09LT OR CHICAGO, IL 60601-3294

BOX NO. 333 (COOK COUNTY ONLY)

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UNOFFICIAL COPY

99277556

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.

		2 1/2
Dated 26-1999	Signature	14/10_
0	_	Grantor or Agent
SUBSCRIBED AND SWORN TO BEFORE-		8 "OFFICIAL SEAL"
THIS 26 DAY OF February 1999.	0 - 0	👸 ROSEMARY MICHALSKI 🥻
NOTARY PUBLIC Acremany Mile	lal di	Notary Public, State of Illinois My Commission Expires 02/27/00
, ,		December of the Contract of the

The grantee or his agent affirms and varifies that the name of the grantee shown on the deed or assignment of beneficial interes 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.

DateZ-16-/995	Signature 24°C
SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee's Agent THIS DAY OF February	Grante or Agent
19 99. NOTARY PUBLIC Jacobay Me	"OFFICIAL SEAL" ROSEMARY MICHALSKI Notary Public, State of Illinois My Commission Expires 02/27/00

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]