

UNOFFICIAL COPY 00448102

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2000-06-19 11:25:08
Cook County Recorder 25.50

**WARRANTY
DEED IN TRUST**



00448102

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, That the Grantor Stefan Szlembariski and Dale Paulson, both married ^{men} of the County of Cook and State of Illinois for and in consideration of \$10.00 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto HINSBROOK BANK & TRUST, as Trustee under the provisions of a trust agreement dated the 6th day of June, 2000, known as Trust Number 00-018 6262 South Route 83, Willowbrook, IL 60514 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 1,2, AND 3 IN BLOCK 11 IN THE SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE AND NORTH OF THE SOUTH 15.56 CHAINS THEREOF IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Exempt under provisions of paragraph E, section 4, Real Estate Transfer Tax Act.

THIS IS NOT A HOMESTEAD PROPERTY

Date

6/16/00 (Assignor) (Grantor) (Grantee)

Permanent Index Number: 28-12-210-003

Property Address: 144 S. Cleveland, Posen, IL 60469

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 is hereby granted to said trustee to improve, manage, 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 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 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 revision 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.



Mail To:
 Robert F. Quinn
 440 W. Boughton Rd., Suite 200
 Bolingbrook, IL 60440

Tax Bills To:
 Dale Paulson
 303 Danbury
 Naperville, IL 60565

Prepared By:
 Robert F. Quinn
 440 W. Boughton Rd., Suite 200
 Bolingbrook, IL 60440

HINSBROOK BANK & TRUST
 6262 S. Route 83
 Willowbrook, IL 60514

State of Illinois } S.S. Cook County of Cook }
 I, Robert F. Quinn
 a Notary Public in and for said County, in the state aforesaid, do hereby certify that Stefan Szlembariski and Dale Paulson
 personally known to me to be the same persons whose names
 subscribed to the foregoing instrument, appeared before me this day in person and acknowledged
 that they signed, sealed and delivered the said instrument as
 free and voluntary act, for the uses and purposes
 the instrument set forth, including the release and waiver of the right of non-read. Given under my hand
 and seal this 6th day of June, 2000.

OFFICIAL SEAL
 ROBERT F. QUINN
 MY COMMISSION EXPIRES: 05/28/02

Notary Public

In Witness Whereof, the grantor aforesaid has hereunto set hand
 and seal this 6th day of June, 2000.

Stefan Szlembariski (Seal)
Dale Paulson (Seal)

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 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 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.

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

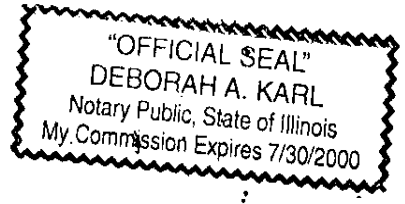
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand

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 _____, 19____ Signature: _____ Grantor or Agent

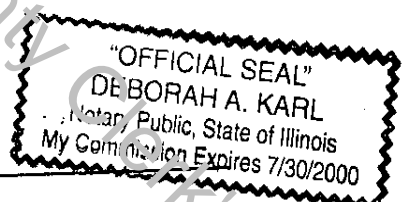
Subscribed and sworn to before me by the said _____ this _____ day of _____ 19____ Notary Public _____



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 _____, 19____ Signature: _____ Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____ 19____ 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.

(Attach to deed or ARI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)