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2000-10-12 15:31:29

Cook County Recorder 25.50

**DEED IN TRUST  
(ILLINOIS)**

**THE GRANTOR**

Wayne L. Bielunski and Marlys L. Bielunski of the County of Cook and State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and Quit Claim 50% to Wayne L. Bielunski, not individually but as Trustee of the **The Wayne L. Bielunski Revocable Trust dated June 8, 2000** and 50% to Marlys L. Bielunski, not individually but as Trustee of **The Marlys L. Bielunski Revocable Trust dated June 8, 2000**, and to any and all successor(s) as Trustee(s) appointed under said Trust Agreements, or who may be legally appointed, the following described real estate:



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Unit Number 3102, as delineated on survey of the following described property, (hereinafter referred to as Parcel) : All of Lots 2 and 3, and that part of Lot 1, lying West of a line 12 feet East of and parallel to the most Westerly line of said Lot 1, and said most Westerly line extended, and all of Lots 37 to 42, (except the East 33 feet of said Lot 42), in Lake Shore Drive Addition to Chicago, a Subdivision of part of Blocks 14 and 20, in the Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 124, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, for Plaza on Dewitt Condominium Association dated September 17, 1975 and recorded September 17, 1975 as Document Number 25225147; together with an undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof) all in Cook County, Illinois

Permanent Real Estate Index Number: 17-03-222-023-1311

Address(es) of real estate: 260 East Chestnut, Unit 3102, Chicago, IL 60611

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and 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, streets, 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 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 instruments, the Trust Agreement above described was in full force and effect; that said instrument 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 into the title, estate, rights, powers and duties of the preceding Trustee.

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the records of the County Clerk's Office.

In witness whereof, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person 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.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

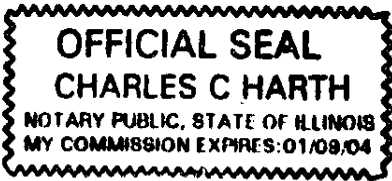
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 6 day of OCTOBER, 2000

Wayne L. Bielunski (SEAL) Marlys L. Bielunski (SEAL)  
Wayne L. Bielunski Marlys L. Bielunski

State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Wayne L. Bielunski and Marlys L. Bielunski personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 6 day of October, 2000.

Commission expires 20 \_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Law Office of Charles C. Harth, 422 N. Northwest Highway, Suite 100, Park Ridge, Illinois 60068

MAIL TO:  
Charles C. Harth  
422 N. NW Hwy  
Park Ridge Il 60068

SEND SUBSEQUENT TAX BILLS TO:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OR  
Recorder's Office Box No. \_\_\_\_\_



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. \_\_\_\_\_ and Cook County Ord. 19-0-27 par. \_\_\_\_\_

Date 10/12/2000 Sign. \_\_\_\_\_

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## STATEMENT BY GRANTOR AND GRANTEE

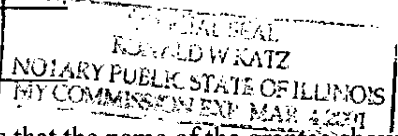
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date October 11 2000

Signature: \_\_\_\_\_  
Agent

Subscribed and sworn to before me by the said Charles Harth this 11<sup>th</sup> day of October, 2000.

Notary Public Ronald W Katz



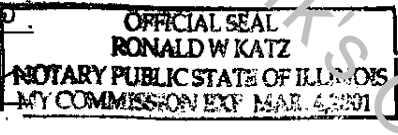
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 11 2000

Signature: \_\_\_\_\_  
Agent

Subscribed and sworn to before me by the said Charles Harth this 11 day of October, 2000.

Notary Public Ronald W Katz



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.

(Attached 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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