

UNOFFICIAL COPY

00808162

7/31/00 96 90 001 Page 1 of 4
2000-10-17 12:38:54
Cook County Recorder 27.50

DEED IN TRUST

THE GRANTOR(S)



WILLIAM F. CSOLKOVITS and
VIRGINIA R. CSOLKOVITS,
Husband and Wife,
in Joint Tenancy

332 S. Donald Avenue

of the Village of Arlington Heights, County of Cook, and State of Illinois, for and in consideration of Ten and no/100's (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **VIRGINIA R. CSOLKOVITS**, as Trustee, under the terms and provisions of a certain Trust Agreement, dated the 19th day of July, 2000, and designated as the **VIRGINIA R. CSOLKOVITS TRUST**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Lot Sixteen (16) in Stolznern Greenview Estates Second Addition, being a Subdivision of part of the West Half (1/2) of the Northeast Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 28, 1958, as Document Number 1798320.

SUBJECT TO: General Real Estate Taxes for 1999 and subsequent years; covenants, easements, conditions and restrictions of record; building, building line and use or occupancy restrictions; zoning law and ordinances.

Permanent Index Number (PIN): 03-33-208-016-0000

Address(es) of Real Estate: 332 S. Donald Avenue,
Arlington Heights, IL 60004

TO HAVE AND TO HOLD said real estate and appurtenances hereto upon the trusts set forth in said Trust Agreement and for 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 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, streets, highways or alleys, and to vacate any portion of the premises; and (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 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, WILLIAM F. CSOLKOVITS is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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 in 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.

UNOFFICIAL COPY

00808162

The Grantor(s) hereby waive(s) and release(s) 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 19th day of July, 2000

 _____ (Seal) William F. Csolkovits (Seal)

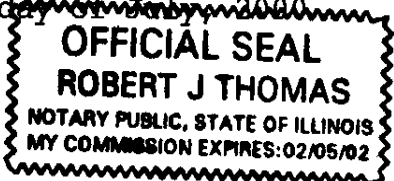
 _____ (Seal) Virginia R. Csolkovits (Seal)

State of Illinois)
) ss
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

WILLIAM F. CSOLKOVITS and VIRGINIA R. CSOLKOVITS, Husband and Wife 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 the 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 19th day of July, 2000



Robert J Thomas
 Notary Public

My commission expires: February 5, 2002

This instrument was prepared by: Robert J. Thomas
 1020 E. Hawthorne Blvd.
 Wheaton, IL 60187

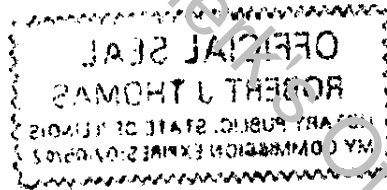
Mail To: Send Subsequent Tax Bills To:

Robert J. Thomas
 1020 E. Hawthorne Blvd.
 Wheaton, IL 60187

Virginia R. Csolkovits
 332 S. Donald Avenue
 Arlington Heights, IL 60004

UNOFFICIAL COPY

Property of Cook County Clerk's Office



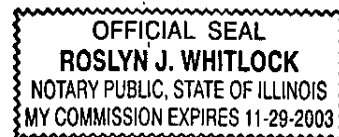
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 October 17, 2000

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this 17 day of October, 2000
Notary Public

[Signature]



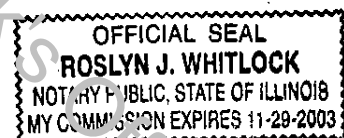
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 17, 2000

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said this 17 day of October, 2000
Notary Public

[Signature]



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



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS