

UNOFFICIAL COPY

00970183

4773/0035 80 002 Page 1 of 4
2000-12-11 13:08:21
Cook County Recorder 27.50

PRAIRIE BANK
AND TRUST COMPANY
7661 South Harlem Avenue
Bridgeview, IL 60455



**WARRANTY-DEED
IN TRUST**

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

MAIL DEED TO:
TED KOWALCZYK ESQ.
6052 W 63rd Street
Chicago IL
60638-4342

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, MARIA HELDAK, A WIDOW NOT SINCE REMARRIED

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warrant S unto PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking Corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8TH day of DECEMBER, 2000, ~~XX~~, and known as Trust Number 00-132, the following described real estate in the County of COOK and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 7910 WEST 108TH STREET, PALOS HILLS, IL

P. I. N. 23-13-300-056-0000

Permanent Index Number: _____

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 the easement appurtenant to said real estate and any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 under said Trust Agreement 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 any 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 the above real estate 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 waive S and release S 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 _____ HER _____ hand _____ and seal _____ this _____ 8TH _____ day of _____ DECEMBER, 2000 _____, ~~XX~~ _____.

Maria Heldaak (SEAL) _____ (SEAL)
MARIA HELDAK
_____ (SEAL) _____ (SEAL)

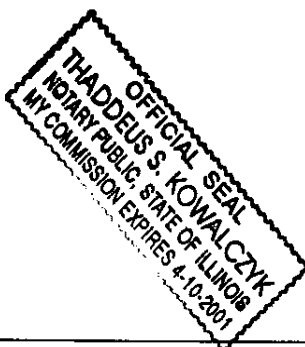
State of Illinois }
County of Cook } SS,

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that _____
MARIA HELDAK, A WIDOW NOT SINCE REMARRIED 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 notarial seal this 8TH day of DECEMBER 2000, ~~XX~~ _____.

Thaddeus S. Kowalczyk

Notary Public



PRAIRIE BANK AND TRUST COMPANY
7661 South Harlem Avenue
Bridgeview, IL 60455

Address of Property:
7910 WEST 108TH STREET
PALOS HILLS, IL 60465

Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act

12-8-00

Date

Buyer, Seller or Representative

Maria Heldaak

For Information Only
This instrument was prepared by:

TED KOWALCZYK ESQ.
6052 W 63rd Street
Chicago IL
60638-4342

STREET ADDRESS: 7910 W 108TH STREET

CITY: PALOS HILLS

COUNTY: COOK

TAX NUMBER: 23-13-300-047-0000

LEGAL DESCRIPTION:

PARCEL 9 IN LAKE IN THE PARK TOWNHOMES DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF LOT 1, EXCEPT THE WEST 187.00 FEET, IN LATEK'S CONSOLIDATION OF LOTS 2 AND 3 IN ROYAL OAKS, A SUBDIVISION OF LOTS 9, 11, 12, AND 13 IN LAMBERT'S 107TH STREET SUBDIVISION, A SUBDIVISION OF THE NORTH 426.77 FEET OF THE EAST 15 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, LYING NORTH OF THE CALUMET FEEDER, ALSO THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, LYING NORTH OF THE CALUMET FEEDER ALL IN TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LATEK'S CONSOLIDATION; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST COINCIDENT WITH THE EAST LINE OF LATEK'S CONSOLIDATION A DISTANCE OF 91.07 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST A DISTANCE OF 20.55 FEET TO A POINT; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 31.17 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST A DISTANCE OF 96.07 FEET TO A POINT ON THE CENTERLINE OF A COMMON WALL AND THE PROJECTION THEREOF AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 46 SECONDS EAST COINCIDENT WITH THE CENTERLINE OF A COMMON WALL A DISTANCE OF 47.33 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST A DISTANCE OF 30.31 FEET TO A POINT ON THE CENTERLINE OF A COMMON WALL AND THE PROJECTION THEREOF; THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST COINCIDENT WITH THE CENTERLINE OF A COMMON WALL A DISTANCE OF 47.33 FEET TO A POINT; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST A DISTANCE OF 30.14 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS RECORDED AS DOCUMENT 94638369 .

Cook County Clerk's Office

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.

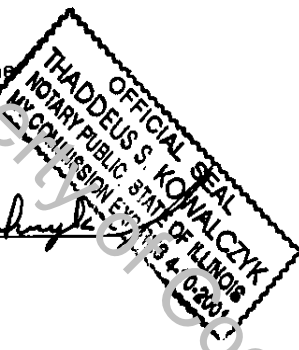
Dated: December 8, 2000

Signature: Monie Helda
Grantor/Agent

Subscribed and sworn to before me by the said Grantor/Agent on December 8, 2000

Notary Public

Thaddeus Kowalczyk



The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment 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.

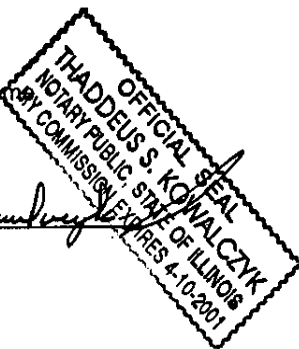
Dated: December 8, 2000

Signature: Monie Helda
Grantee/Agent

Subscribed and sworn to before me by the said Grantee/Agent on December 8, 2000

Notary Public

Thaddeus Kowalczyk



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 31 of the Illinois Real Estate Transfer Tax Act)