

UNOFFICIAL COPY

0010144103

5/89/0030 B2 002 Page 1 of 5
2001-02-23 10:35:00
Cook County Recorder 29.50



WARRANTY DEED
IN TRUST

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Sophie M. Niewidok as surviving Trustee of the Chester V. Niewidok and Sophie M. Niewidok Trust dated May 2, 2000 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 State Bank of Countryside, a 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 15th day of January, 19 87, and known as Trust Number 87-230, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE EAST 241.75 FEET OF THE NORTH 208.75 FEET OF THE SOUTH 467.50 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS, AS APPEARS FROM THEIR RECORD BOOK NO. 1 PAGE 16, IN THE TOWN CLERK'S OFFICE OF SAID TOWNSHIP OF ORLAND, COOK COUNTY, ILLINOIS

P.I.N. 27-35-400-004
COMMONLY KNOWN AS: 18236 80th Avenue, Tinley Park, IL. 60477

SUBJECT TO

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 re-subdivide 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

4P
Cash

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 or easement appurtenant to said real estate or 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 thereafter.

In no case shall any party dealing with the 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 to 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 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 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.

This conveyance is made upon the express understanding and condition that neither State Bank of Countryside, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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, the intention hereof being to vest in said State Bank of Countryside the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor _____ hereby expressly waive _____ and release _____ 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.

Document Number

In Witness Whereof, the grantor _____ aforesaid ha^s hereunto set her hand _____ and seal _____ this 13th _____ day of February _____, 2001.

X _____ (Seal) _____ (Seal)
Sophie M. Niewidok

Sophie M. Niewidok (Seal) _____ (Seal)

STATE OF ILLINOIS
COUNTY OF Cook SS.

I, John J. Mazzorana, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sophie M. Niewidok *as surviving spouse of the Charles V. Niewidok and Sophie M. Niewidok Trust dated May 2, 2000*

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 13th day of February, 2001.



John J. Mazzorana
Notary Public

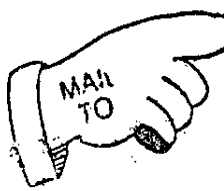
Except under provisions of Paragraph E Section 4 of the Real Estate Transfer Tax Act.
John J. Mazzorana
Legal Representative (Signature)
2-19-01
Date

Mail to:

STATE BANK OF COUNTRYSIDE
6784 Joliet Road • Countryside, IL 60525
(708) 485-3100

SEND SUBSEQUENT TAX BILLS TO:

Mail TAX bills to:
John C. Griffin 0900
10001 S. Roberts Road
Palos Hills, IL 60465



THIS INSTRUMENT WAS PREPARED BY:

JOHN J. MAZZORANA, Attorney at Law
20180 Governors Highway - Suite 210
Olympia Fields, IL 60461

MAIL TAX BILLS TO:

MALLOW CONSTRUCTION CO.
P.O. Box 877
Tinley Park, IL 60477

UNOFFICIAL COPY

17

Daps
Property Information (continued)

1971
Division 2 to the 1971 Year Book
Grants must be obtained by 1/1/72

Property of Cook County Clerk's Office

AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF COOK)SS

SOPHIE M. NIEWIDOK, being duly sworn on oath, states that affiant resides at 18236 80TH Avenue, Tinley Park, Il. 60477. That the attached deed is not in violation of Section 1 of the Plat Act [765 ILCS 205/1] for one of the following reasons:

- 1. The division or subdivision of land into parcels or tracts of 2.5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 13th day of February, 2001

[Signature]
Notary Public

X Sophie M. Niewidok
AFFIANT



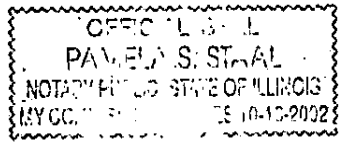
The grantor of his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of his beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real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

Dated FEBRUARY 19, 1999-2001

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 19th day of FEBRUARY, 1999-2001

[Handwritten Signature]
Notary Public



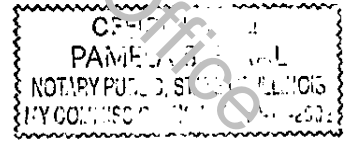
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in the State of 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 2-19, 2001, 1999

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 19th day of Feb, 1999.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits to 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.)