UNOFFICIAL COPY 135175

DEED IN TRUST

THE GRANTOR, STANLEY J. KRYS, widowed and not since remarried, of 1025 Silvana Court, Schaumburg, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant to: STANLEY J. KRYS, sole Trustee, or successors in trust, under the CAROL KRYS FAMILY TRUST, of and unto all and every successor or successors in trust under the trust

5175/0019 46 006 Page 1 of 3 2001-02-21 10:49:30 Cook County Recorder 25.50



agreement, the following described real estate in Cook County, Illinois:

Lot 15 in Block 3 in furcany on the Pond, being a Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 14, Township 11 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 16, 1977 at Document No. 97768934 in the Village of Schaumburg, in Cook County, Illinois.

PIN # 07-14-403-029

Address of Real Estate:

1025 Silvena Court

Schaumburg, IL 60173

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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 tiperent. (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, street, highways or cities, 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 renow, 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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, ocal, 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, refusal of the Trustee herein named, to act, or upon his removal from the County, such Successor Trustee as designated in the Living Trust Agreement 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.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illir bis providing for exemption of homestead from sale or execution or otherwise.

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The grantor has signe	d this deed on	5-23	, 2000.	54277	, 50
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STANLEY J. KRYS				DATE	OZ-ONSFER)
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EXEMPTION STATEM	MENT:				
Exempt under the pro		h (e) Section 4 Real	I Estate Transfer A	ct and Cook County (Ordinance
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State of Illinois)				
) ss				
County of Cook)		('		
I am a notary public for	•	·		-	1
the same person who					
and acknowledged that	at she signed and d	lelivered the instrume	nt as her free and	voluntary act, for the	uses and
purposes therein set for	orth, including the re	elease and waiver of t	the right of homest	BOILEN DIL VENERATIONE	יסיט :
Given under my hand	and official seal	<u> 5・ス3</u> , 2000.	6 "(OFFICIAL SEAL"	§
	/ *		δT	ERESA NUCCIÓ	Š
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NOTARY PUBLIC		N. A. William	& My Comπ	nission Expires 9/30/2000	Š !
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This instrument was prepare	ed by Teresa Nuccio, Esc	ຊຸ, without the benefit of a ti	tle examination. The pr	operty description was furni	shed by the
parties herein, and the attor	rney preparing this deed	does not certify the accura	acy of it.		
Prepared by: TERESA			e 105, Park Ridge,	Illinois 60068	
Recorder's Office: Ple	ase return documer	nt to preparer			
Mail Tax Bills To: Star	าley J. Krys, 1025 S	ilvana Court, Schauml	burg, IL 60173	COOK COUNT	Α :

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE 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 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.

Total obotto the terms of the t
Dated 215, 2001 Signature Mou Jun June Grantor or Agent
Subscribed and sworr to before me
by the said agent this 15th day "OFFICIAL SEAL"
of Jelinary, 2001. TEENA WHITTENHALL
Notary Public, State of Illinois
Notary Public Jeena Whitten hall My Commission Expires 3-16-02
March the the the the the the the the the th
The Grantee 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 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 Illinois. Dated 2/15, 2001 Signature Man, Grantee
Subscribed and sworn to before me by the said agent this 15th day of Lettray, 2001. Notary Public Teena Whittenhall Wy Commission Expires 3-16-02

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.)