

0010573413

UNOFFICIAL COPY

5932/0058-51 004 Page 1 of 3

2001-06-29 13:04:46

Cook County Recorder

25.50

**DEED IN TRUST  
WARRANTY DEED**THIS INDENTURE WITNESSETH, That the  
Grantor(s),

VENUT BABAN

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

of the county of Cook  
and State of Illinois  
for and in consideration of  
Dollars, and other good and valuable  
considerations in hand, paid, Convey(s) and  
Warrant(s) unto the ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as  
Trustee under the provisions of a trust agreement dated the 4th day of September, 2000 and known as Trust  
Number 11733 the following described real estate in the County of Cook and State of Illinois, to wit:

PIN #: 16-24-407-034-0000; 16-24-407-035-0000; 16-24-407-036-0000; and  
16-24-407-037-0000

PROPERTY ADDRESS: 1840-46 S. Fairfield, Chicago, Illinois 60608

LEGAL: Lots 30, 31, 32 and 33 in Block 4 in McMahon's Subdivision of the  
West 1/2 of the West 1/4 of the South East 1/4 of Section 24,  
Township 39 North, Range 15 East of the Third Principal Meridian,  
in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises 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 premises or  
any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide  
said property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without  
consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof,  
from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time,  
not exceeding 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 partition or to exchange said  
property, 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 said premises and to deal with said property 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased  
or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to  
see to the application of any purchase money, rent or money borrowed or advanced on said premises or be obliged to see that  
the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said  
trustee, or be privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, hereby declared to be  
personal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention  
hereof being to vest in the said ITASCA BANK & TRUST CO., the entire legal and equitable title in fee, in and to all of the  
premises above described.

# UNOFFICIAL COPY

0010573413 pg 2 of 3

This conveyance is made upon the express understanding and condition that neither ITASCA BANK & TRUST CO., 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 or their 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 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.

And the said grantor(s) 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(s) aforesaid has/have hereunto set their hand(s) and seal this 4th day of June 2000 2001.

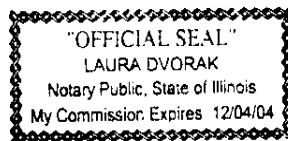
\_\_\_\_\_(SEAL) Venut Baban \_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

STATE OF ILLINOIS

County of Cook

} SS.

I, Laura Dvorak a Notary Public in and for said County, in the State aforesaid do hereby certify that VENUT BABAN personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 4th day of June A.D. 2000 2001.



Laura Dvorak  
Notary Public.

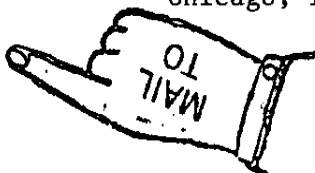
This deed represents a transaction exempt from State and County tax under the provisions of Section "e" Paragraph 4 of the Real Estate Transfer Tax Act.

Venut Baban  
6/4/01  
Date

PLEASE MAIL TO:  
Itasca Bank & Trust Co.  
308 W. Irving Park Rd.  
Itasca, Illinois 60143

PROPERTY ADDRESS:  
1840-46 S. Fairfield  
Chicago, IL 60608

MAIL SUBSEQUENT TAX BILLS TO:  
Mr. Venut Baban  
1577 S. Cora St.  
Des Plaines, IL 60019



0010573413 pg 3 of 3  
**UNOFFICIAL COPY**  
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 coporation, 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: June 4, 2001

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN to before me  
this 4th day of June, 2001.

[Signature]  
NOTARY PUBLIC



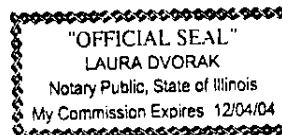
The Grantee, or his agent, affirms and verifies that the name of the Grantee shown on the Deed, or assignment of beneficial interest in a land trust, is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 4, 2001

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN to before me  
this 4th day of June, 2001.

[Signature]  
NOTARY PUBLIC



**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.)