

UNOFFICIAL COPY

0011149635

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2001-12-06 09:32:47
Cook County Recorder 25.50

WARRANTY DEED IN TRUST



0011149635

THIS INDENTURE WITNESSETH, That the Grantor Georgiana J. Kotek, a widow,

of the County of Cook and State of Illinois for and in consideration
of Ten Dollars, and other good
and valuable consideration in hand paid, Convey \$ and warrant \$ unto DOWNERS GROVE
NATIONAL BANK, a national banking association, of Downers Grove, Illinois, as Trustee under the
provisions of a trust agreement dated the 14th day of November, 2001, known as Trust
Number 01-063 the following described real estate in the County of Cook and
State of Illinois, to wit:

Lot Thirty (30) in Wesley Avenue Subdivision of Block Fifty-eight (58) in the
Subdivision of Section 19, Town 30 North, Range 13, East of the Third Principal
Meridian, in Cook County, Illinois, (except the South 300 acres thereof.)

Exempt under Provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

dated _____ by Georgiana J. Kotek

Subject to: Covenants, conditions, and restrictions of recorded and General Real Estate
Taxes for the year 2001 and subsequent years

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.

Common Address: 1525 S. EUCLID AVENUE
Permanent Property Tax Identification Number 16-19-225-011-0000

DATE 11/20/01 TELLER ala

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 purchase, to sell on any terms, to
convey either with or without consideration, to convey said premises 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 property or any part thereof, to lease said
property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or
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
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 or easement appurtenant to said premises or any part thereof, 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 part dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or 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 above lands 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 waives _____ and releases _____ 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 _____ hereunder set _____ her _____ hand _____ and seal _____ this _____ 16 _____ day of _____ November, 2001, 19 _____.

X Georgiana J. Kotek (Seal) _____ (Seal)
_____ (Seal) _____ (Seal)

After recordation this instrument should be returned to

Downers Grove National Bank
5140 Main St.
Downers Grove, Illinois 60515

State of Illinois)
County of DuPage) SS.

SEND TAX BILLS TO:

Georgiana J. Kotek
c/o Kathy A. Gajewski
1511 Springside Place
Downers Grove, IL 60516

I, the undersigned _____ a Notary Public in and for said County, in the state aforesaid, do hereby certify that Georgiana J. Kotek, a widow _____

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 16 day of November 2001.

This instrument prepared by:

Kenneth Marks
902 Maple Avenue
Downers Grove, Illinois 60515



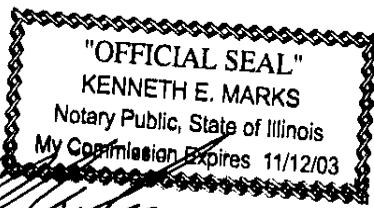
STATEMENT BY GRANTOR AND GRANTEE

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 11/16, 2001 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this 16 day of Nov 2001.

Notary Public [Signature]



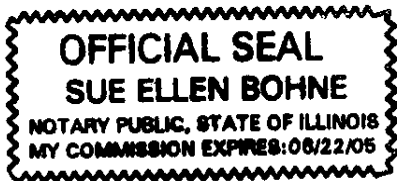
THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH D OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION. DATE 11/20/01 TELLER ala

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 11-16, 2001 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this 16 day of November 2001.

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.)