

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INSTRUMENT WAS PREPARED BY  
David E. Czekala, Attorney  
210 Bradley Rd., Lake Forest, IL 60045

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3116/0021 87 006 Page 1 of 4  
2000-03-09 14:58:44  
Cook County Recorder 27.50



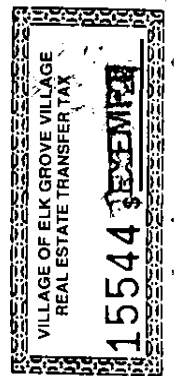
**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
SKOKIE OFFICE**

The above space for recorders use only

THIS INDENTURE WITNESSETH, That the  
Grantor,  
RICHARD V. RADOMSKI, a widower

of the County of Cook and State of Illinois for and in consideration of Ten Dollars  
and No/100, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BANCO POPULAR,  
ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7th day of  
March 2000, known as Trust Number 26891, the following described real estate in the County of  
Cook and State of Illinois, to-wit:

LOT THREE THOUSAND NINE HUNDRED FORTY FIVE (3945) IN ELK GROVE  
VILLAGE SECTION 1 EAST, BEING A SUBDIVISION IN THE WEST HALF (1/2)  
OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN  
THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON  
APRIL 15, 1963, AS DOCUMENT NUMBER 2086010, commonly known as 265  
Cottonwood Drive, Elk Grove Village, Illinois



PIN: 08-27-111-004

Grantee's Address: 8383 W. BELMONT AVENUE, RIVER GROVE, ILLINOIS 60171

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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.

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In no case shall any party 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 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 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.

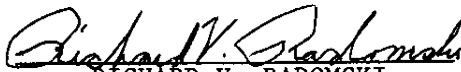
This conveyance is made upon the express understanding and conditions that neither BANCO POPULAR, ILLINOIS, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision 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 of 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 \_\_\_\_\_ hereunto set \_\_\_\_\_ his \_\_\_\_\_  
\_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ 7th \_\_\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_ 2000.

\_\_\_\_\_  
(Seal)  (Seal)  
RICHARD V. RADOMSKI  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

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STATE OF ILLINOIS

I, the undersigned

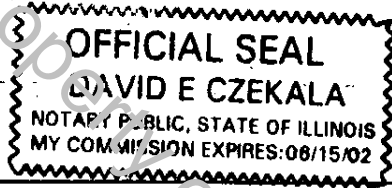
COUNTY OF LAKE

SS.

a Notary Public in and for said County, in the state aforesaid, do hereby certify that RICHARD V. RADOMSKI, a widower

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 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 7th day of March 2000



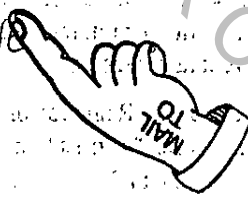
[Handwritten Signature]

Notary Public

BANCO POPULAR, ILLINOIS  
8383 W. Belmont Ave.  
River Grove, IL 60171  
or  
Box 22

265 Cottonwood Dr., Elk Grove Village, IL  
For information only insert street address of 60007  
above described property.

Mail To Above



EXEMPT UNDER THE PROVISIONS  
OF PARAGRAPH "E", SECTION "4"  
OF THE REAL ESTATE TRANSFER ACT.

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## 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 March 7, ~~19~~ 2000 Signature: Richard V. Radomski  
Grantor or Agent

Subscribed and sworn to before  
me by the said RICHARD VA RADOMSKI  
this 7th day of March,  
2000

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 March 7, ~~19~~ 2000 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me by the said BANCO POPULAR  
this 7th day of March,  
2000

Notary Public \_\_\_\_\_

