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2002-07-24 10:49:09
Cook County Recorder 25.50

DEED IN TRUST



0020809672

THIS INDENTURE WITNESS, that the Grantor(s) **WALLY BIESZCZAD, AKA WALTER BIESZCZAD**, married to **PATRICIA BIESZCZAD** of the Village of **Bloomington**, County of **DuPage** and State of **Illinois**, for and in consideration of **Ten Dollars (\$10.00)** in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, conveys and warrants unto **WALLY BIESZCZAD**, as Trustee(s) under the provisions of a declaration of trust dated this 26 day of **June, 2002**, and known as **WALLY BIESZCZAD**

AKA WALTER BIESZCZAD DECLARATION OF TRUST, and to all and every successor or successors in trust under the trust agreement, the following described real estate in the County of **Cook** and State of **Illinois** to wit:

LEGAL DESCRIPTION:

LOT 14 IN BLOCK 3 IN POWELL'S SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 09-35-118-011

COMMONLY KNOWN AS: 409 S. Greenwood, Park Ridge, IL 60068

AS TO **PATRICIA BIESZCZAD** THIS IS NOT HOMESTEAD PROPERTY



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 20210

TO HAVE AND TO HOLD the premises with the appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) To manage, improve, divide or subdivide the property, or any part thereof (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 and 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 alleys, 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 renew, extend or modify any existing lease.
- 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 he 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, deal, 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 instrument, 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

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AGTF, INC.

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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.

- 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.
- In the event of the inability, refusal of the Trustee(s) herein named, to act, or upon his/her 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.

IN WITNESS WHEREOF the Grantor(s) aforesaid have hereunto set hand and seal the 26 of June, 2002.

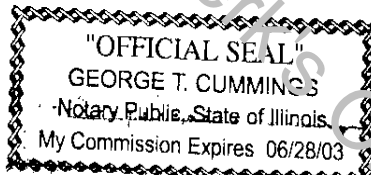
Wally Bieszcza
 WALLY BIESZCZAD AKA WALTER BIESZCZAD

STATE OF ILLINOIS |
 COUNTY OF COOK | SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WALLY BIESZCZAD AKA WALTER BIESZCZAD, married to PATRICIA BIESZCZAD, personally known to me to be the same person(s) whose names is/are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal the 26th day of June 2002.

George T. Cummins
 Notary Public



PREPARED BY AND RETURNED BY MAIL TO:
 Wayne T. Lofthouse
 1420 Renaissance, Suite 208
 Park Ridge, IL 60068



ADDRESS OF PROPERTY:
 409 S. Greenwood
 Park Ridge, IL 60068

SUBSEQUENT TAX BILLS TO:
 WALLY BIESZCZAD
 409 S. Greenwood
 Park Ridge, IL 60068

REAL ESTATE TRANSFER EXEMPTION
 THIS TRANSFER OF PROPERTY IS
 EXEMPT UNDER THE REAL ESTATE
 TRANSFER ACT, SECTION 4,
 PARAGRAPH E, AND COOK COUNTY
 ORDINANCE #95104 PARAGRAPH E.

DATED: JUNE 26, 2002 SIGNATURE: *Wally Bieszcza*

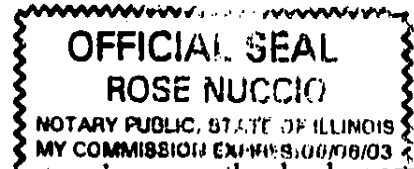
STATEMENT BY GRANTOR AND GRANTEE

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 acquired and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

Date: JUNE 26, 2002 Signature: [Signature]
(Grantor or Agent)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF JUNE, 2002

[Signature]
Notary Public

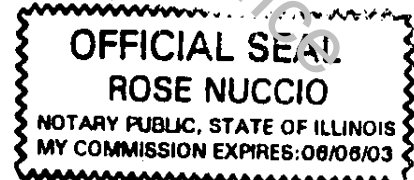


The grantee or his agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquired and hold title to real estate in Illinois,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

Date: JUNE 26, 2002 Signature: [Signature]
(Grantor or Agent)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF JUNE, 2002

[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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act]