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2002-09-10 16:48:12
Cook County Recorder 32.50



0020992791

**WARRANTY
DEED IN TRUST**

THE GRANTOR, BESS KUCHURIS, a widow and not since remarried, of 1645 N. 74th Court, Elmwood Park, Illinois 60707, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Paul G. Kuchuris, Jr. and Marie Sinioris, as Co-Trustees under the provisions of a trust agreement dated July 30, 2001, and known as the BESS KUCHURIS TRUST and to any and all successors as trustee named in the trust agreement or who are legally appointed pursuant thereto, of 1645 N 74th Court, Elmwood Park, Illinois 60707, the following described Real Estate in the County of Cook in the State of Illinois, to be held by the grantee, to wit.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 12-36-427-001-0000
Address of Real Estate: 1645 North 74th Court, Elmwood Park, Illinois 60707

TO HAVE AND TO HOLD 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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys, 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 in futuro, and upon any terms and for any period

Exempt under 1. E, §31-45, Real Estate Transfer Tax Act

Dated: 9/7/02 [Signature]
Signed: Attorney or Agent

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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 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, 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 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.

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.

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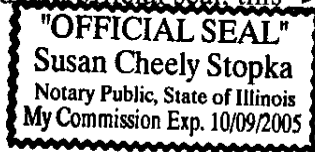
Dated this 2 day of June, 2002.

Bess Kuchuris
Bess Kuchuris

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, CERTIFY THAT Bess Kuchuris, personally known to me to be the same persons whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of June, 2002.



Susan Cheely Stopka
(Notary Public)

Prepared By:
Edward J. McGillen, Atty.
Fuchs & Roselli, LTD
440 West Randolph
Suite 500
Chicago, Illinois 60606

Mail To:
Edward J. McGillen, Atty
Fuchs & Roselli, LTD
440 West Randolph
Suite 500
Chicago, Illinois 60606

Name & Address of Taxpayer:
Bess Kuchuris
1645 North 74th Court
Elmwood Park, Illinois 60707



Village of Elmwood Park
Real Estate Transfer Stamp

35.00

9/02
7/15

Exhibit "A"

LEGAL DESCRIPTION:

LOT 37 IN BLOCK 8 IN FOREST VIEW GARDEN, SUBDIVISION OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-36-427-001-0000

ADDRESS: 1645 NORTH 74TH COURT, ELMWOOD PARK, ILLINOIS 60707

Property of Cook County Clerk's Office

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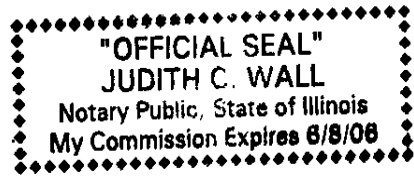
STATEMENT BY GRANTOR AND GRANTEE

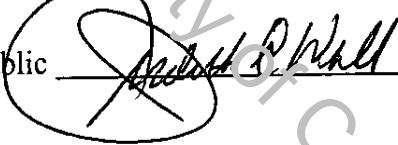
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: SEPTEMBER 4, 2002

Signature: 
Grantor or Agent

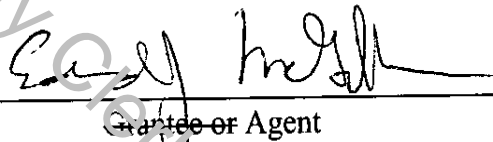
Subscribed and sworn to before me by the said AGENT this 4TH day of SEPTEMBER, 2002.



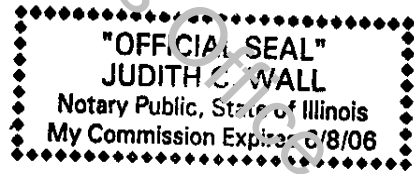
Notary Public 

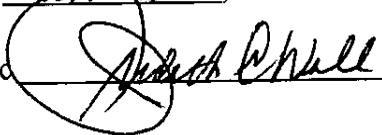
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: SEPTEMBER 4, 2002

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 4TH day of SEPTEMBER, 2002.



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 PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)