



**WARRANTY DEED  
IN TRUST**

**UNOFFICIAL COPY**

0021223760

2/23/04 18:001 Page 1 of 3  
2002-11-06 08:35:57  
Cook County Recorder 28.00

THIS INDENTURE WITNESSETH, That the Grantor s, JERZY KURZATKOWSKI and MARIA KURZATKOWSKI, Husband and Wife  
7753 West Windsor  
Norridge, IL 60706



of the County of Cook and State of Illinois  
For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated the 7th day of October, 2002, known as Trust Number 1111327, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 31 IN BLOCK 3 IN HENRY SCHRÖDER'S SUBDIVISION OF THE NORTH 1/2 OF LOT 10 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PARTS THEREOF DEDICATED FOR STREET) ALL IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 13-16-408-006-0000  
c/k/a: 5031 West Cullom, Chicago, IL 60641

**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 *future*, and upon any terms and for any period or periods of time, not exceeding in the case of any single premise 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, 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

**BOX 333-CTI**

15518188  
8828188  
SF5039414

3

# UNOFFICIAL COPY

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.

And the said grantor S hereby expressly waive \_\_\_\_\_ and release 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 have hereunto set their hands and seal<sup>S</sup> this 28<sup>TH</sup> day of October 2002

Jerzy Kurzatkowski (Seal)  
JERZY KURZATKOWSKI

Maria Kurzatowska (Seal)  
MARIA KURZATKOWSKI

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

### THIS INSTRUMENT WAS PREPARED BY:

### SEND TAX BILLS TO:

James R. Carlson  
7601 West Montrose Avenue  
Norridge, IL 60706

5031 West Cullom  
Chicago, IL 60641

State of Illinois

County of Cook

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that

JERZY KURZATKOWSKI and MARIA KURZATKOWSKI  
husband and wife

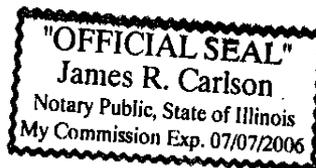
personally known to me to be the same persons whose name s are \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28<sup>TH</sup> day of October, 2002

James R. Carlson  
NOTARY PUBLIC

### PROPERTY ADDRESS:

5031 West Cullom, Chicago, IL 60641



### AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET ML04LT  
CHICAGO, IL 60601-3294

21223760

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

**STATE OF ILLINOIS**



NOV. - 1.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000038903

REAL ESTATE TRANSFER TAX
00382.00
FP 102808

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



NOV. - 1.02

REVENUE STAMP

# 0000040021

REAL ESTATE TRANSFER TAX
00191.00
FP 102802

CITY TAX

**CITY OF CHICAGO**



NOV. - 1.02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000019990

REAL ESTATE TRANSFER TAX
02865.00
FP 102805

21223760

UNOFFICIAL COPY

Property of Cook County Clerk's Office