

UNOFFICIAL COPY

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2003-01-16 13:59:08  
Cook County Recorder 32.50



0030077291

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Indenture Witnesseth That the Grantor Frances Dudek  
17W309 Birnam Trail, Hinsdale

of the County of DuPage and the State of Illinois for and in consideration of  
**Ten Dollars and no/100 (\$10.00)**

and other good and valuable consideration in hand paid, Convey S and Warrant S unto LaSalle National Bank, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 16th day of February, 1983 known as Trust Number 7113, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

EXEMPT  
BY TOWN ORDINANCE  
TOWN OF CICERO

*[Handwritten signature]*

THIS TRANSFER IS EXEMPT PURSUANT  
TO SECTION 81-45 (7) OF ILL. REAL ESTATE  
TRANSFER TAX LAW.

Agent: *[Handwritten signature]* Date: 1-15-2003

Prepared By: Manetti & Griffith, Ltd., 2311 W. 22nd Street #217, Oak Brook, IL 60623  
Property Address: 4753 W. 31st Street, Cicero, IL 60804  
Permanent Real Estate Index No. 16-27-306-023

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, 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 present or in 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 99 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 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.

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 cases made and provided.

And the said grantor Frances Dudek 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 aforsaid has her hereunto set her hand and seal 15 this 15 day of January 18 2003

(SEAL) \_\_\_\_\_

Frances Dudek (SEAL)  
Frances Dudek

(SEAL) \_\_\_\_\_

\_\_\_\_\_ (SEAL)

# UNOFFICIAL COPY

State of Illinois

County of DuPage

s.s.

Marjorie L. Neumann

Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_

Frances Dudek

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ is \_\_\_\_\_

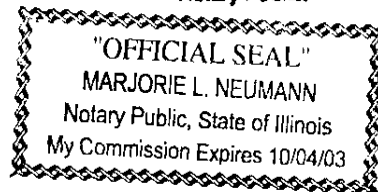
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that

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 seal this 15 day of January A.D. 192003

*Marjorie L. Neumann*  
\_\_\_\_\_  
Notary Public.



Property of Cook County Clerk's Office

Box 350

**Deed in Trust**  
Warranty Deed

Address of Property

4753 W. 31st Street

Cicero, IL 60804

To  
**LaSalle National Bank**  
Trustee

LaSalle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60674-8135

Including Parcels 1 and 2 described in Schomig Land Surveyors, Ltd. Plat Roll #92 90NX70 dated April 10, 1990:

PARCEL 7-1:

COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 124 FEET EAST OF THE WEST LINE OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHEASTERLY, ALONG A 13 DEGREE CURVE TO THE LEFT, SAID CURVE BEING A REFERENCE LINE FOR A 30 FOOT RAILROAD RIGHT OF WAY, WITH 8 FEET LYING NORTHERLY AND 22 FEET LYING SOUTHERLY, THE TANGENT OF SAID CURVE FORMING AN ANGLE OF 58 DEGREES 23 MINUTES TO THE RIGHT WITH THE AFORESAID LINE; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 131.27 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, THENCE EASTERLY ALONG AFORESAID LINE A DISTANCE OF 56.91 TO A POINT, SAID POINT BEING 43.75 FEET WESTERLY OF THE EAST LINE OF THE WEST 308 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG AFORESAID LINE A DISTANCE OF 43.75 FEET; THENCE SOUTH ON THE EAST LINE OF THE WEST 308 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 58.46 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND WESTERN RAILROAD; THENCE NORTHWESTERLY ALONG AFORESAID RAILROAD RIGHT OF WAY A DISTANCE OF 18.92 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG RAILROAD RIGHT OF WAY AN ARC DISTANCE OF 32.40 FEET TO A POINT, SAID POINT BEING 43.75 FEET WESTERLY OF THE EAST LINE OF THE WEST 308 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, AND 32.20 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE NORTH ON A LINE 43.75 FEET WEST OF THE THE EAST LINE OF THE WEST 308 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 TO THE POINT OF BEGINNING, CONTAINING 2022.3 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7-2:

COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 124 FEET EAST OF THE WEST LINE OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHEASTERLY, ALONG A 13 DEGREE CURVE TO THE LEFT, SAID CURVE BEING A REFERENCE LINE FOR A 30 FOOT RAILROAD RIGHT OF WAY, WITH 8 FEET LYING NORTHERLY AND 22 FEET LYING SOUTHERLY, THE TANGENT OF SAID CURVE FORMING AN ANGLE OF 58 DEGREES 23 MINUTES TO THE RIGHT WITH THE AFORESAID LINE; THENCE SOUTHEASTERLY AN ARC DISTANCE OF 131.27 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE EASTERLY ALONG AFORESAID LINE A DISTANCE OF 100.66 FEET TO THE EAST LINE OF THE WEST 308 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE SOUTHERLY ON AFORESAID LINE A DISTANCE OF 92.79 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WESTERN RAILROAD FOR A PLACE OF BEGINNING; THENCE WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 A DISTANCE OF 43.75 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 308 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 A DISTANCE OF 24.19 FEET TO THE SOUTHERLY LINE OF AFORESAID RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG AFORESAID RAILROAD RIGHT OF WAY AN ARC DISTANCE OF 14.58 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING SOUTHEASTERLY ALONG AFORESAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 35.61 FEET TO THE POINT OF BEGINNING, CONTAINING 525.5 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

STATEMENT BY GRANTOR AND GRANTEE  
(55 ILCS 5/3 5020 B)

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 Jan 15, 2003

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said  
this \_\_\_\_\_ day of \_\_\_\_\_,  
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 Jan 15, 2003

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said  
this \_\_\_\_\_ day of \_\_\_\_\_, 20  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

**DONE AT CUSTOMER'S REQUEST**



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS