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2003-01-28 11:25:08

Cook County Recorder

28.50

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT
THE GRANTOR, John M. Topinka, *A BACHELOR*
of the County of Cook, State of Illinois for and in
consideration of Ten (\$10.00) and other good and
valuable consideration in hand paid
CONVEY(S) AND WARRANTS to Harris Trust and
Savings Bank, an Illinois Banking Corporation,
organized and existing under the laws of the State of
Illinois and duly authorized to accept and execute trusts
within the State of Illinois, its successor or successors as
Trustee under the provisions of a trust agreement dated
the 25th day of March, 1955 and known as Trust
Number 11-3383 the following described
real estate in the County of and State of Illinois, to wit:



0030128021

LOT 37 AND THE WEST 1/2 OF LOT 38 IN BLOCK 1 IN JOHNSTON AND ARCHIBALD'S
RESUBDIVISION OF BLOCK 3 IN HALLS ADDITION TO CHICAGO, A SUBDIVISION OF THE
EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Prepared by: Joseph J. Putnick 221 N. LaSalle St.,
Chicago, Illinois 60601
Address: 6528 W. 60th Place, Chicago, IL..

Permanent Index Number: 19 18 410 042

The powers and authority conferred upon said Trust Grantee on the reverse side hereof and incorporated
herein by reference.

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, provision for the exemption of homesteads from sale on
execution or otherwise.

John M. Topinka

John M. Topinka

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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 praesenti 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 hereunder, (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 _____ hereby expressly waive and release 5 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.

State of ILLINOIS s.s. JOSEPH J. PUTNICK
County of _____ a

Notary Public in and for said County, in State aforesaid, do hereby certify that _____

JOHN M. TOPINKA

personally known to me to be the same person _____ whose name is _____

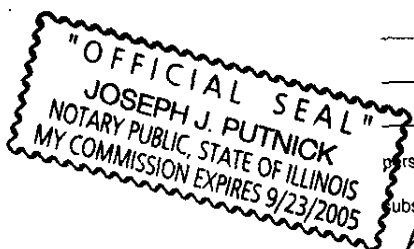
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____

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 _____ seal this 10 day of JAN A.D. 2003

Joseph J. Putnick
Notary Public.



MAIL TO : JOSEPH J. PUTNICK
221 N LA SALLE # 0314 CHICAGO IL
JOHN TOPINKA
TAX BILLS TO : JOHN T. GRAFFT
28045 ROBERTS RD
BARRINGTON, IL 60010

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STATEMENT BY GRANTOR AND GRANTEE

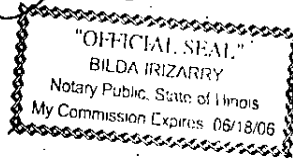
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Jan 16, 2003

Signature: _____

Joseph Pultrud
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 16 day of Jan, 2003
Notary Public Bilda Irizarry



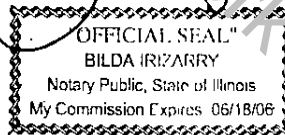
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 16, 2003

Signature: _____

Joseph Pultrud
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 16 day of Jan, 2003
Notary Public Bilda Irizarry



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.

(Attached 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.)

Revised 10/02-cp



EUGENE "GENE" MOORE

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

118 NORTH CLARK STREET ■ CHICAGO, ILLINOIS 60602-1387 ■ (312) 603-5050 ■ FAX (312) 603-5063

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