

UNOFFICIAL COPY

DEED IN TRUST

0030423401

6126/0232 49 001 Page 1 of 3
2003-03-28 16:01:41
Cook County Recorder 28.58

THE GRANTOR(S)
JEFFREY J. BARCA,
not married

Of the County of Cook
And State of Illinois

For and in consideration of
TEN and NO/100 (\$10.00) Dollars,

(Above Space for Recorner's Use Only)

Affix "Sticker" or
Revenue Stamp
Here

and other good and valuable considerations in hand paid, Convey S and (WARRANT S/QUIT
CLAIM)^{*} unto

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 W. Belmont Avenue, Chicago, Illinois 60641
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 7 day of March, 2003
and known as Trust Number LT-1789 (hereinafter referred to as "said trustee," regardless of
the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the
following described real estate in the County of Cook and State of Illinois, to wit:

See Attached

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 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 dedicate, to mortgage,
pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part there-
of, from time to time, its 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 198 years, and to renew or extend leases upon any terms 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 anytime or
times hereafter.

(over)

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 28. 03
REVENUE STAMP

085600000
0000099580
REAL ESTATE
TRANSFER TAX
0017250
FP326670

STATE OF ILLINOIS
STATE TAX
MAR. 28. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000050466
00000500000
REAL ESTATE
TRANSFER TAX
0034500
FP326660

City of Chicago
Dept. of Revenue
303593
03/28/2003 15:11 Batch 11823 101
Real Estate
Transfer Stamp
\$2,587.50

UNOFFICIAL COPY

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 case made and provided.

And the said grantor hereby expressly waive S and release S 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 aforesaid has hereunto set hand and seal this 21 day of March, 2003.

Jeffrey J. Barca (Seal) _____ (Seal)
JEFFREY J. BARCA

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 JEFFREY J. BARCA, not married

Personally known to me to be the same person whose name 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 and official seal, this 21 day of March, 2003.

Commission expires _____, 20____
Notary Public

* USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { COMMUNITY SAVINGS BANK
NAME
4801 W. Belmont Ave.
ADDRESS
Chicago, IL 60641-4330
CITY, STATE, ZIP

ADDRESS OF PROPERTY:
6266 N. Niagara
Chicago, IL 60631

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

NAME _____
ADDRESS _____

OR RECORDER'S OFFICE BOX NO. BOX 331

Prepared by: Marshall Richter
5225 Old Orchard STE 28
Skokie, IL 60077

DOCUMENT NUMBER
Office

UNOFFICIAL COPY

Property Address - 6266 NORTH NIAGARA,
CHICAGO IL 60631

Legal Description:

LOT 13 IN BLOCK 65 ALL AS PLATTED AND SUBDIVIDED BY THE NORWOOD LAND AND BUILDING ASSOCIATION AND BEING A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No.: 13-06-109-032-0000

Property of Cook County Clerk's Office