

DEED IN TRUST (ILLINOIS) UNOFFICIAL COPY

03013008

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THE GRANTORS, Raymond J. Babiarz and Anna Mae Babiarz, his wife, 51B Tyler Court, Streamwood

DEED-03 RECORDING \$25.50
TRAN 1881 12/10/93 10:09:00
*0821 *03-013008
COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANTS / QUIT CLAIM) unto Raymond J. Babiarz and Anna Mae Babiarz 51B Tyler Court, Streamwood, Illinois 60107

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 12th day of November, 1993 and known as Trust Number [redacted] 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: Unit 45-8 In The Manors of Oak Knoll Condominium, as delineated on a survey of the following described real estate: A PART OF OAK KNOLL FARMS UNITS 8A & 8B BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 11 AND PART OF THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD * Permanent Real Estate Index Number (S): 06-22-303-021 Address(es) of real estate: 51 B Tyler Court, Streamwood, Illinois 60107 (See reverse)

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 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 future, 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 lease 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 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 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

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 grantors aforesaid have hereunto set their hand and seal this 12th day of November, 1993.

Raymond J. Babiarz (SEAL) Anna Mae Babiarz (SEAL)
Raymond J. Babiarz Anna Mae Babiarz

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 Raymond J. Babiarz and Anna Mae Babiarz, his wife personally known to me to be the same person whose names 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.

Notary Public, State of Illinois
My Commission Expires July 14, 1997

This instrument was prepared by Scott L. Ladewig, 5600 W. 127th St., Crestwood, IL 60445 (NAME AND ADDRESS)

MAIL TO: Scott L. Ladewig (Name) 5600 West 127th Street (Address) Crestwood, Illinois 60445 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: The Babiarz Family Trust (Name) 51 B Tyler Court (Address) Streamwood, Illinois 60107 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

Stamp under provisions of Paragraph 4, Real Estate Transfer Act
"12/03 Scott L. Ladewig" Date Buyer, Seller or Representative
03013008
AFFIX "RIDERS" OR REVENUE STAMPS HERE

Mail TO USE AS WANT OR QUIT CLAIM AS PARTIES DESIRE

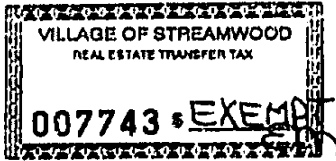
2550

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS



Property of Cook County Clerk's Office

89081030

* PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 89411040, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or (his/her/their) agent affirms that, to the best of (his/her/their) knowledge, the name(s) of the grantee(s) 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 partner 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 11/12, 1993

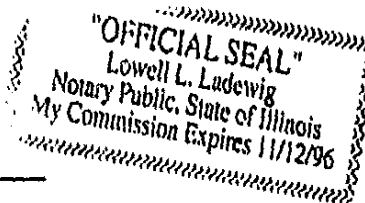
Signature: *Lowell L. Ludewig*

~~Grantor or Agent~~

Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 12th day of NOVEMBER, 1993.

Notary Public *Lowell L. Ludewig*



The grantee(s) or (his/her/their) agent affirms and verifies that the name(s) of the grantee(s) 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 11/12, 1993

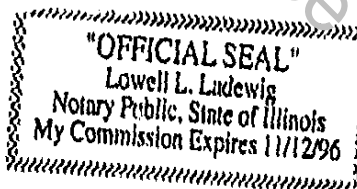
Signature: *Lowell L. Ludewig*

~~Grantee or Agent~~

Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 12th day of NOVEMBER, 1993.

Notary Public *Lowell L. Ludewig*



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 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.)

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