## UNOFFICIAL COPY

## DEED IN TRUST WARRANTY DEED

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 05/28/2003 02:26 PM Pg: 1 of 3

The above space for recorder's use only

THIS INDENTURE WINESSETH that the Grantor, Maria Bulat, a widow and Peter Bulat, divorced and not since remarried
of the County of and State ofIllinois, for and in consideration of Dollars, and other good and valu-
able considerations in hand paid, CONVEY S AND WARRANT S unto AUSTIN BANK OF
CHICAGO, an Illinois banking corporation, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated
the 5th day of May 2003, known as Trust Number
7718 , the following described real estate in the County of Cook and
State of Illinois, to-wit:
THE EAST 37 FEET OF THE WEST 73 FEET OF LOT 123 IN KOESTER AND ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Exempt under provisions of Paragraph
E, Section 4, Real Estate Transfer Tax
Act.
PERMANENT INDEX NUMBER: 13-20-226-021-0000 By Illevil Miles 1 Date 5/28/0.
STREET ADDRESS: 5754 West Patterson, Chicago, IL 50634

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same title to the real estate to deal with it, 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 the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that

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the terms of the trust have b elessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them

disposition of the real estate, and such interest is hereby any title or interest, legal or equitable, in or to the real avails and proceeds an ereof as aforesaid.  If the title to any of the above lands is now or heregister or note in the certificate of title or duplicate the "with limitations," or words or similar import, in accordant	
	essly waive s and release s any and all right or
sale on execution or otherwise.	State of Illinois, providing for the exemption of homesteads from
In Witness Whereof, the grantor aforesaid seal this 2774	day of
Marja Bulat	recer burse,
(Sea	(Seal)
	(000)
State of Illinois , County of Cook  I, the undersigned, a Notary Public in and for s  Maria Bulat, a widow and	said County in the State aforesaid, do hereby certify that
instrument, appeared before me this day in person a delivered the said instrument as <u>their</u> free and vothe release and waiver of the right of homestead.	whose name s subscribed to the foregoing and acknowledged that <u>their</u> signed, sealed and pluntary act, for the uses and purposes berein set forth, including
Given under my hand and notarial seal this  "OFFICIAL SEAL"  Edward J. Maliszewski, Jr.  Notary Public, State of Illinois  My Commission Expires 08/26/2004	day of MAY (19x2003.  While Me Notary Public
After recording return to: AUSTIN BANK OF CHICAGO 5645 W. LAKE STREET CHICAGO, IL 60644	Send Tax Bills To:
	Maria Bulat
	5751 W Patterson

This document prepared by:

Edward J. Maliszewski, Jr. Oak Park Avenue Oak Park, IL 60304

Chicago, IL 60634

BFC #189921

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## TRI TELL DICLIRATION DAVIEMENT REQUIRED UNDER PUBLIC ACT 87-543

COOK COUNTY ONLY

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 entity recognized as a person and authorized to do business or

other entity recognized as a person acquire title to real estate under	the laws of the State of Illinois.
acquire title to rear estate mines	
	my Manuel Glober M
5-27-03	CRANTOR OR AGENT
Dated	GKWI 1014 014 11-
STATE OF ILLINOIS	
CA.	OFFICIAL SEAL
COUNTY OF COOK )	NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 4/19/2006
Subscribed and sworn to before me this 281 day of M	Tay, scot 3
	Ph. a 17 lunn
My commission expires:	Hotary Public
0/	************************
******************	*********
The grander or his agent affirms	and verifies that the name of the ment of beneficial interest in a land
and hold title to rear the do busin	ess or accourse and note there to rem
a person and authorized to do bushing estate under the laws of the State	of Illinois
estate under the run-	n Marian
5-2703,	CRANTER OR AGENT
Dated/	( GRANTHE CR AGENT
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
STATE OF ILLINOIS )) SS	OFFICIAL SEAL PHILIS D. FLYNN NOTARY PUBLIC, STATE OF ILLINOIS
COUNTY OF COOK	My Commission Expires 4/19/2006
subscribed and sworn to before me this 38" day of	May , 2003.
Substitute and the second	Philip O. Flynn
My commission expires:	Notary Public
the parton who knowledy submits a false statemer	nt concerning the identity of a GRANTEE shall be guilty and a Class A misdemeanor for subsequent offenses.
of a Class C misdemenor for the first offense	and a Class A misdemeanor for subsequent offenses.
[Attach to Deed or ABI to be recorded in Cook	County, if exempt under provisions of Section 4 of

Illinois Real Estate Transaction Tax Actl