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DEED IN TRUST (ILLINOIS)

THE GRANTOR

Chester A. Koziol and Isabel H. Pypno n/k/a Isabel H. Koziol, husband and wife,



Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 06/23/2003 01:38 PM Pg: 1 of 3

Above space for Recorder's Office Only

UNIT 603 TOGETHER WITH ITS UND VIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MILL RUN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMEN INUMBER 95806568, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO PARKING SPACE NUMBER P28 AND STORACE SPACE NUMBER S28 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED PN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Real Estate Index Number(s): 09-16-304-007-0000 & 09-16-304-008-0000 decar or incircument Address(es) of real estate: 1685 Mill Street, Unit 603, Des Plaines, IL 50016 hout payment of taxs

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, g. ar. options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein. As security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- 2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or

0317449075 Page: 2 of 3

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successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
- 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, See Respective Trust Agreement, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to ary of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register of note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provide."

| such case made and provided. |
|---|
| The Grantor 5 hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise. |
| DATED this 15th day of April , to 200 2 |
| PLEASE Chester G. Kociol (SCAL) Japaler H. Koziol (SEAL) Isabel H. Koziol |
| TYPE NAMES BELOW (SEAL) SIGNATURE(S) |
| State of Illinois, County of <u>cook</u> ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY tha Chester A. Koziol and Isabel H. Koziol, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that a signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein sec forth, including the release and waiver of the right of homestead. |
| Given under my hand and official seal, this |
| This instrument was prepared by Michael Control, 1561 Sakton Street, Des Plaines, IL 60018 |
| MAIL TO: Mr. Michael Concad Mr. & Mrs Koziol 1561 Og Kton St. Des Plaines, # 603 Des Plaines, # 60016 |
| OR Recorder's Office Box No |

0317449075 Page: 3 of 3

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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 Signature: _______ Subscribed and sworn to before me by the said Michael Concad this 23cd def of JACQUELINE INGRAM June , 19 2003 Notary Public The Notary Public, State of Illinois

My Commission Expires 02/28/2004 The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Leed 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 ceal estate under the laws of the

Dated

Subscribed and sworn to before me

Michael

by the said Mich this 23cd day of

Notary Public On Soul

Signature:

Grantee or

"OFFICIAL SEAL JACOUELINE INGRAM

Notary roof . State of Illinois NOTE: Any person who knowingly subm My Commiscion Expires 02/28/2004 concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A

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misdemeanor for subsequent offenses.

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(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.)



JESSE WHITE

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