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QUIT CLAIM DEED IN TRUST

Exempt under Paragraph e, Section 31-45,
Real Estate Transfer Act.

[Signature]
Date 8/11/03



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/05/2003 02:08 PM Pg: 1 of 3

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor JOSEPHINE KOBYLANSKI, a Widow Not
Since Remarried

State of Illinois of the county of Cook and
for consideration of the sum of TEN AND 00/100 dollars (\$10.00-----), in
hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and
Claim s unto FNBW Bank F/K/A First National Bank of Wheaton, a Illinois Banking Association duly organized
and existing under the Illinois Banking Laws, and duly authorized to accept and execute trusts within the State of Illinois, as
trustee under the provisions of a certain Trust Agreement, dated the 31st day of July, 20 03

, and known as Trust Number 1509, the following described real estate in the County of Cook and
State of Illinois, to wit: PARCEL 1: UNIT NO. 22 IN NORRIDGE POINT CONDOMINIUM AS DELINEATED ON PLAT
OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT "A" (EXCEPT THE NORTH 703 FT
THEREOF AND EXCEPT STREETS) IN VOLK BROTHERS 1ST ADDITION TO MONTROSE AND OAK PARK AVENUE
SUBDIVISION IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ALSO PART OF THE WEST 1543.80 FT (EXCEPT THE NORTH 1430.40 FT THEREOF) OF
THE SOUTH WEST FRACTIONAL QUARTER, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 18, TOWNSHIP
40 NORTH, RANGE 13, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D"
TO DECLARATION OF CONDOMINIUM MADE BY RAY VENTURE, LTD., A CORPORATION OF ILLINOIS AND
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO.
25169891 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, PARCEL 2:
THE EXCLUSIVE RIGHT TO USE PARKING SPACE 8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE
SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Street Address: 6950 West Forest Preserve Drive, #212, Norridge, IL 60706
Grantee's Address: 7757 West Devon Avenue, Chicago, IL 60631
PIN: 13-18-319-038-1030

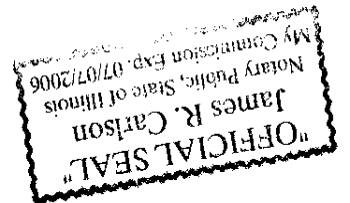
TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the uses and purposes
herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, manage,
protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any
subdivision or part thereof, and to resubdivide said real estate 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 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 title, estate, powers and authorities
vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to
lease said real estate, 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 or 198
years, and to renew or extend leases upon any term 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 timers 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 or the reversion and to contract respecting the manner of
fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all
other was 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.

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Mail to:
FNBW Bank
7757 W. Devon Ave.
Chicago, IL 60631

This document was prepared by:

James R. Carlsson
7601 West Montrose Avenue
Norridge, IL 60706-1045



State of Illinois
County of Cook

I, James R. Carlsson, a Notary Public in and for said county, in the state of Illinois, do hereby certify that JOSEPHINE KOBLYANSKI whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as 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 notarial seal this 31st day of July, 2003.

Notary Public

(SEAL)

(SEAL)

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged to inquire into any of the terms of said Trust Agreement; and every deed, mortgage, lease or other instrument executed by said Trustee or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of delivery thereof the trust was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 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 under said Trust Agreement 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 any other disposition of said real estate, and such interests 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 and interest in the earnings, avails and proceeds thereof as aforesaid. If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to note in the certificate of title or duplicate thereof, of 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 waives and releases 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 her hand and seal and seal this 31st day of July, 2003.

JOSEPHINE KOBLYANSKI

Property of Cook County, Illinois

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STATEMENT BY GRANTOR AND GRANTEE

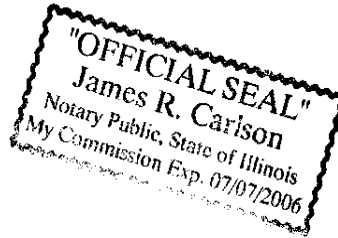
The Grantor or his Agent affirms that to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: July 31, 2003

Signature: *Josephine Kobylanski*
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 31st day of July, 2003.

Jan Neal
Notary Public



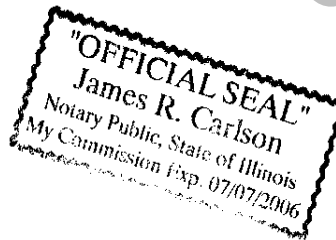
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: July 31, 2003

Signature: *Josephine Kobylanski*
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 31st day of July, 2003.

Jan Neal
Notary Public



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.