



QUIT CLAIM DEED

Deed in Trust

Doc#: 0331748045
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/13/2003 10:58 AM Pg: 1 of 4

MAIL TO:

Mary Ann Balinski
147 S. Forest Ave.
Elmhurst, IL 60126

NAME & ADDRESS OF TAXPAYER:

Mary Ann Balinski
147 S. Forest Ave.
Elmhurst, IL 60126

For purposes of re-recording -
THE GRANTOR(S), MARY ANN BALINSKI, married to Thaddeus Balinski and ANTHONY BALINSKI, married to Jennifer BALINSKI, County of Dupage, State of Illinois, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM unto COSMOPOLITAN BANK AND TRUST, 801 N. Clark St., Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 1st day of November, 1993, and known as Trust Number 13613, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit.

LOT 15 (EXCEPT THE SOUTH 17.2 FEET THEREOF) AND THE SOUTH 25.8 FEET OF LOT 16 IN BLOCK 62, ALL IN MELROSE PARK, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, GALENA DIVISION, IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No: 15-03-431-010
Known as: 1010 N. 14th Ave, Melrose Park, IL 60160

This is not homestead property as to Jennifer Balinski and Thaddeus Balinski.

I DO HAVE AND TO HOLD said real estate with the appurtenances, on the trust, and for the uses and purposes herein and in said Trust Agreement.

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, to vacate any subdivision or part thereof, 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 portion thereof to a successor or successors in trust and to grant to such successor(s) 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 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 praesenti or in futuro, and on any terms and for any period or periods of time, 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 and options to purchase the whole or any part of the reversion, 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

\$ 30.00

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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 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, 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 to 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 said 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 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, or any 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 on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding on 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, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers authorities, duties and obligations or its, his, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee, nor its successor(s) in trust shall incur any personal liability or be subjected to any claim or judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said first mentioned Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee/Grantee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said latter Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee/Grantee, in its own name, as Trustee of an express trust and not individually (and the Trustee/Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee/Grantee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for recording and/or filing of this Deed.

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 interest is hereby declared to be personal property, and no beneficiary thereunder 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, the intention hereof being to vest in said Cosmopolitan Bank and Trust as Trustee, the entire legal and equitable title in fee simple, in and to all of said real estate.

If the title to any of said real estate 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 or similar import, in accordance with the statute in such case made and provided.

Grantor(s) hereby expressly waives and releases any and all right or benefit under and by virtue of the Homestead exemption laws of the State of Illinois.

Dated this 13 day of November, 2003.

 (Seal)
MARY ANN BALINSKI

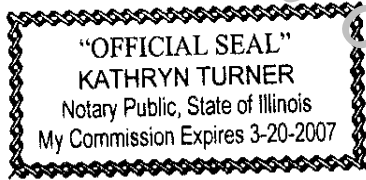
 (Seal)
ANTHONY BALINSKI

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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary Ann Balinski and Anthony Balinski, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarized seal this 13th day of November, 2003.



Kathryn Turner
Notary Public

My commission expires on 3 / 20, 2007.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.

11-13-2003
Date

Mary Ann Balinski
Buyer, Seller or Representative

This instrument was prepared by:
Ross P. Schreiter, Esq.
SHINDLER & FEYMAN
4 S. Milwaukee Ave., Suite 200
Wheeling, IL 60090



EUGENE "GENE" INCORP UNOFFICIAL COPY

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS
118 NORTH CLARK STREET • CHICAGO, ILLINOIS 60602-1387

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.

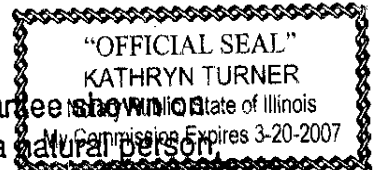
Dated 11-13-2003

Signature Mary Ann Zulinski
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Antonia Beltrami
THIS 13th DAY OF November, 2003

for Trust # OP 13613

NOTARY PUBLIC Kathryn Turner



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 and hold title to real estate under the laws of the State of Illinois.

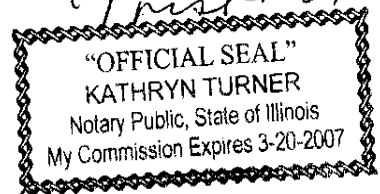
Date 11/13/2003

Signature Mary Ann Zulinski
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Antonia Beltrami
THIS 13th DAY OF November, 2003

Trust # OP 13613

NOTARY PUBLIC Kathryn Turner



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 of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]