

# UNOFFICIAL COPY



## DEED IN TRUST

Mail to:  
ALBIN J. CZARNIK, Esq.  
6342 W. Irving Park Rd.  
Chicago, IL 60634

Doc#: 0335344007  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 12/19/2003 08:42 AM Pg: 1 of 3

Name and Address of Preparer:  
Law Office of  
ALBIN J. CZARNIK  
6342 W. Irving Park Rd.  
Chicago, IL 60634

Above Space For Recorder's Use Only

THE GRANTORS, ALBERT HAJNOSZ and WANDA HAJNOSZ, married to each other, of the City of Chicago, County of Cook, State of Illinois, for and in Consideration of the sum of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remise, release, and forever CONVEY AND QUIT CLAIM to ALBERT HAJNOSZ and WANDA HAJNOSZ of the City of Chicago, County of Cook, State of Illinois, as Trustees under the provisions of the trust agreement named "Trust of Hajnosz Family," dated the 15-th day of December, 2003 and known as trust number 618 (hereinafter referred to as "said trustees," 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 County of Cook and State of Illinois, and described as follows:

Lot 25 in Block 7 in Kendalls Belmont and 56th Avenue Subdivision of the West Half of the North West Quarter (except the South 30 acres thereof) of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-28-109-016

Common Address: 3013 N. Luna, Chicago, IL 60641

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 praesenti or in futuro, 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 make leases 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 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 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

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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 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 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 trust, 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 employed 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, her 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors, ALBERT HAJNOSZ and WANDA HAJNOSZ, hereby expressly release 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.

Subject to general covenants, conditions, restrictions of record and real estate taxes for 2003 and subsequent years.

The Grantors release and waive all rights in said real estate that they may have under the Homestead Exemption Laws of Illinois,

Dated: 12/15/2003

In Witness Whereof, the grantors, ALBERT HAJNOSZ and WANDA HAJNOSZ, aforesaid have hereunto set their hands and seals this 15-th day of December, 2003.

Albert Hajnosz  
ALBERT HAJNOSZ

Wanda Hajnosz  
WANDA HAJNOSZ

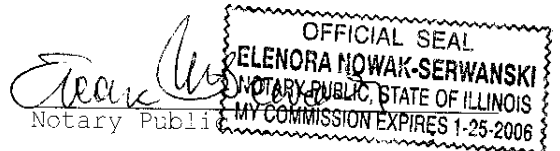
STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 15 day of December, 2003, by grantors, ALBERT HAJNOSZ and WANDA HAJNOSZ, as husband and wife.

(SEAL)

My commission expires on 01-25-2006



Send subsequent tax bills to:

ALBERT HAJNOSZ and WANDA HAJNOSZ as trustees of Hajnosz Family Trust  
3013 N. Luna Ave.  
Chicago, Illinois 60641

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## STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

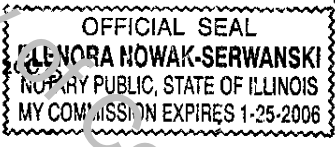
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 DECEMBER 15, 2003

*Wanda Hojina*

Signature: *Wanda Hojina*  
Grantor or Agent

Subscribed and sworn to before me by the said GRANTORS this 15th day of DECEMBER Notary Public *Elenora Nowak-Serwanski*



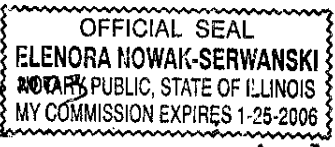
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated DECEMBER 15, 2003

*Wanda Hojina*

Signature: *Wanda Hojina*  
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEEES this 15th day of DECEMBER Notary Public *Elenora Nowak-Serwanski*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**EUGENE "GENE" MOORE**

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