

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0401445077  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 01/14/2004 09:59 AM Pg: 1 of 3

THE GRANTORS, Richard J. Czajka, a/k/a Richard Czajka, and Marian F. Czajka, married to each other, of 922 Shermer Road, Northbrook, IL 60062, for and in consideration of the sum of TEN DOLLARS in hand paid,

CONVEY and WARRANT to Marian F. Czajka and Richard J. Czajka, Trustees, or their successors in trust (hereinafter referred to as "said Trustee," regardless of the number of Trustees) under the MARIAN F. CZAJKA LIVING TRUST, dated October 2, 2003, of 922 Shermer Road, Northbrook, IL 60062, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

For Recorder's Use

Lot 11 in Block 1 in First Addition to Northbrook Manor, being a Subdivision of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 (except the East 30 feet for street) and that part of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 lying East of the right of way of Chicago, Milwaukee and St. Paul Railroad and South 1/2 of the Southwest 1/4 of the Southwest 1/4 (except railroad) in Section 10, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PTIN: 04-10-311-017-0000

Common Address: 1928 Oak Street  
Northbrook, IL 60062

This Conveyance is Exempt under Paragraph 4(e) of the Real Estate Transfer Tax Act.

11-10-03  
Date

*Eugene C. Moore*  
Grantor or Agent

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and 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 with 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 198 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 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 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 inquire into the 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 at 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

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the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in some amendment thereof and is binding upon all beneficiaries thereof; (c) that said 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, her or their predecessor in trust.

The interest of each and every beneficiary 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 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.

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 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, or under and by virtue of any applicable laws relating to dower or curtesy rights.

DATED this 10<sup>th</sup> day of NOVEMBER, 2003.

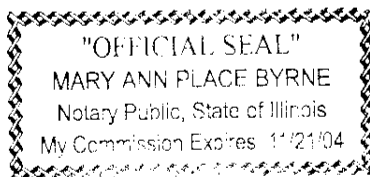
Richard J. Czajka  
Richard J. Czajka

Marian F. Czajka  
Marian F. Czajka

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in the State aforesaid, **DO HEREBY CERTIFY** that **Richard J. Czajka and Marian F. Czajka, married to each other**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 10 day of November 2003  
Mary Ann Place Byrne  
Notary Public

Impress Seal Below:



Deed Prepared By:	Send Tax Bill To:	After Recording RETURN TO
Joseph C. Johnson Attorney at Law 1205 Shermer Road Northbrook, IL 60062	Marian F. Czajka, Trustee 922 Shermer Road Northbrook, IL 60062	Joseph C. Johnson Attorney at Law 1205 Shermer Road Northbrook, IL 60062

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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 Nov 10, 2003 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 10 day of November, 2003

Notary Public Mary Ann Place Byrne

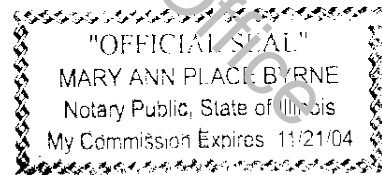


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov 10, 2003 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 10 day of November, 2003

Notary Public Mary Ann Place Byrne



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 or for subsequent offenses.

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