



Doc#: 0402715141
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/27/2004 03:26 PM Pg: 1 of 3

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THE GRAN TOR, William F. Csolkovits, Trustee under the Virginia R. Csolkovits Trust dated July 19, 2000, of the County of DuPage and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto **William F. Csolkovits as Trustee under the provisions of a trust agreement dated the 12th day of December, 2000 known as the Virginia R. Csolkovits Family Trust** (hereinafter referred to as "said trustee", regardless of the number of trustees) 33 Windsor Drive, Elmhurst, Illinois 60126 and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: Lots 1 to 13 and 18 to 30 in Block 7 and Lots 18 to 30 in Block 6 in Dunton and Bigsby's Addition to Arlington Heights, a Subdivision of the West 960 feet of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: That part of vacated street designated as Beverly Avenue (formerly Center Street) East of and adjoining Lots 18 to 30 inclusive, in said Block 7 and West of and adjoining Lots 1 to 13, inclusive in said Block 7, all in Dunton and Bigsby's Addition to Arlington Heights, a subdivision of the West 960 feet of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, as recorded in Book 12 of Plats, Page 13 as Document Number 93293, all in Cook County, Illinois.

Permanent Real Estate Index Number: 03-29-404-037-1071
Address of Real Estate: 819 E. Miner Street, Apartment 3C, Arlington Heights, Illinois 60004

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 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 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 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 to 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

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other ways and for such other considerations as it would be lawful or 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 such 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 the trusts, 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 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 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 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 9th day of December, 2003.

VIRGINIA R. CSOLKOVITS TRUST

Exempt under the provisions of §4(e) of the Real Estate Transfer Tax Act

By: *William F. Csolkovits*
William F. Csolkovits, Trustee

[Signature] Agent

Dated: December 9, 2003

State of Illinois)
County of DuPage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **William F. Csolkovits**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of December, 2003.

[Signature]
Notary Public



This instrument was prepared by and should be returned to:

Send Subsequent Tax Bills to Grantee:

Daniel P. Letizia
Letizia & Letizia, Ltd
Two TransAm Plaza Drive, Suite 250
Oakbrook Terrace, Illinois 60181

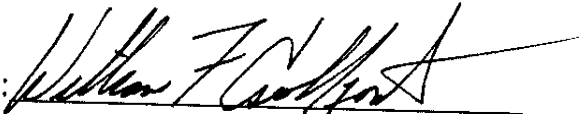
Mr. William F. Csolkovits
33 Windsor Drive
Elmhurst, Illinois 60126

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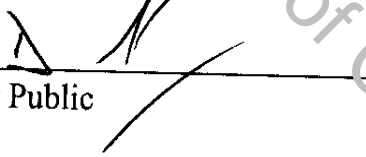
STATEMENT BY GRANTOR AND GRANTEE

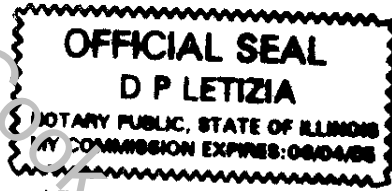
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 9, 2003

Signature: 
Grantor


Subscribed and sworn to before me by the said Grantor this 9th day of December, 2003.


Notary Public




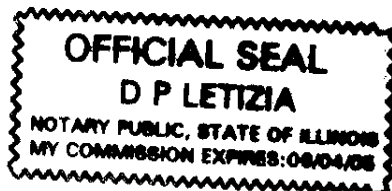
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 9, 2003

Signature: 
Grantee

Subscribed and sworn to before me by the said Grantee this 9th day of December, 2003.


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 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.)