

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

04028265

THE GRANTORS, KAZIMIERZ KRUPA and ZOLIA KRUPA, his wife,

of the County of Cook and State of Illinois, for and in consideration of Ten and No Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto

"KAZIMIERZ KRUPA and ZOLIA KRUPA, trustees of the KRUPA FAMILY TRUST" dated July 1, 1994, of 108 West Orchard Place, Mount Prospect, Illinois 60056.

DEPT-01 RECORDING \$25.50  
TRAN 9465 12/08/94 09:18:00  
17062 6 111 11-114-028265  
COOK COUNTY RECORDER

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:

LOT 31 IN FIRST ADDITION TO COUNTRY CLUB TERRACE, BEING A SUBDIVISION OF PART OF LOT 11 IN OWNERS SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 08-13-100-025-0000  
Address of Real Estate: 108 West Orchard Place, Mount Prospect, Illinois 60056

04028265

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 redivide 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 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 of 199 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 in 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 obligated to see that the terms of this trust have been complied with, 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 the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 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 hereby expressly 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.

In Witness Whereof, the grantors aforesaid have set their hands and seals on December 6, 1994.

*Kazimierz Krupa* (SIAL) *Zolia Krupa* (SIAL)

KAZIMIERZ KRUPA ZOLIA KRUPA

State of Illinois, "OFFICIAL SEAL"

STEPHEN A. KUBIATOWSKI, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that I, STEPHEN A. KUBIATOWSKI, Notary Public, State of Illinois, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 on December 6, 1994.

Commission expires Jan. 13, 1996

*Stephen A. Kubiatowski*  
Notary Public

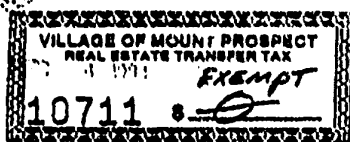
This instrument was prepared by: Stephen A. Kubiatowski, 3339 North Milwaukee Avenue, Chicago, Illinois 60630  
NAME AND ADDRESS

MAIL TO:

KAZIMIERZ KRUPA  
108 West Orchard Place  
Mount Prospect, Illinois 60056

SEND SUBSEQUENT TAX BILLS TO:

KAZIMIERZ KRUPA  
108 West Orchard Place  
Mount Prospect, Illinois 60056



25.50  
DUP

*Stephen A. Kubiatowski*  
12-6-94

# UNOFFICIAL COPY

(10/20/07)



Property of Cook County Clerk's Office

**MAIL TO:**

**KAZIMIERZ KRUPA  
108 West Orchard Place  
Mount Prospect, Illinois 60056**

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# UNOFFICIAL COPY

## 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 6, 1994

Signature: *Kazimierz Krupa*

Grantor or Agent

Subscribed and sworn to before me  
by the said KAZIMIERZ KRUPA and ZOFIA KRUPA  
on December 6, 1994.

Notary Public *Stephen A. Kubiakowski*

"OFFICIAL SEAL"  
STEPHEN A. KUBIATOWSKI  
Notary Public, State of Illinois  
My Commission Expires Jan. 13, 1996

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 6, 1994

Signature: *Zofia Krupa*

Grantee or Agent

Subscribed and sworn to before me  
by the said KAZIMIERZ KRUPA and ZOFIA KRUPA  
on December 6, 1994.

Notary Public *Stephen A. Kubiakowski*

"OFFICIAL SEAL"  
STEPHEN A. KUBIATOWSKI  
Notary Public, State of Illinois  
My Commission Expires Jan. 13, 1996

**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.)

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