

04059802

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor MARY A. GRABOWSKI, a single person
of the County of Cook and State of Illinois, for and in consideration of the sum
of ten and no/100's Dollars,
(\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly
acknowledged, Convey to and Warranty S unto First State Bank & Trust Company of Park Ridge, an Illinois bank-
ing corporation of Park Ridge, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee
under the provisions of a certain Trust Agreement dated the 3rd day of NOVEMBER, 1994 and known as Trust Number
2907, the following described real estate in the County of Cook and State of Illinois, to-wit:

ITEM 1.

UNIT C-W as described in survey delineated on and attached to and a part of a
Declaration of Condominium Ownership registered on the 21st day of July, 1986 as
Document Number 3532543.

ITEM 2.

An Undivided 7.8609% interest (except the Units delineated and described in said
survey) in and to the following described premises: LOTS 108 and 109 in William
Zelosky's Jefferson Park Subdivision in the East Half (1/2) of the Southeast Fractional
Quarter (1/4), North of the Indian Boundary Line, of Fractional Section 8, Township
40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.

Permanent real estate index number: 13-08-414-056-1003
Commonly known as: 5738 W. Higgins Road, Chicago, Illinois 60630-2043

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in
said Trust Agreement set forth

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys and to
execute any subdivision or part thereof, and to sell, lease, mortgage, pledge or otherwise encumber said real estate as often as desired, to contract to sell, to grant options to pur-
chase to sell on any terms, to convey either with or without consideration, to convey said real estate 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 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 the present or in the 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 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 pur-
chase the whole or any part of the reversion and to contract for the manner of fixing the amount of present or future rentals, to
partition or to exchange said real estate, or any part thereof, with any 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 the real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways
and for such other considerations as would be lawful for any person owning the same to deal with the same, whether similar 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 the trust property, or be obliged to see that the
terms of the 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 relying upon or claiming under any such conveyance, lease or other instrument, so 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 instru-
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all
amendments thereof, if any, and is binding 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 con-
veyance 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.

This conveyance is made upon the express understanding and condition that the Grantee, either individually or as Trustee, nor its
successor or successor in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they
or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said 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 in con-
nection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-
in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust
created in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement, for the payment and dis-
charge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of the condition from the date
of the filing for record 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 the trust property, 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 property as such, but only an interest in the earnings, avails and proceeds thereof at all times, the intention thereof being to
vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title in any of the trust property 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.

IN WITNESS WHEREOF, the Grantor Mary A. Grabowski hereunto set her hand -- and seal -- this
day of DECEMBER, 19 94
Mary A. Grabowski (Seal)
Mary A. Grabowski (Seal)

STATE OF Illinois
COUNTY OF Cook ss.

I, DIANE T. KEATING, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that MARY A. GRABOWSKI, a single person
personally known to me to be the same person -- whose name is -- subscribed to the foregoing instrument, appeared be-
fore me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and volun-
tary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 6th day of DECEMBER, 19 94.
Commission expires MARCH 17, 19 97
Diane T. Keating NOTARY PUBLIC

Document Prepared by:
Donald W. Grabowski
5307 W. Devon Avenue
Chicago, Illinois 60646
ADDRESS OF PROPERTY:
5738 W. Higgins Rd.
Chicago, Il. 60630
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)

Acc 107728 E-3

This Instrument Filed For Record
By Greater Illinois Title Co. As An Accommodation
Only. It Has Not Been Examined As To Its
Execution Or As To Its Effect Upon Title.

City of Chicago: Exempt under Prov. of Par. E, Section 200.1-2B6
of the Chicago Transaction Tax Ordinance
By: Mary A. Grabowski DATE: 12/6/94
STATE: Exempt under Prov. of Par. E, SECTION 4
of the Real Estate Transfer Tax Act.
By: Mary A. Grabowski DATE: 12/6/94
DOCUMENT NUMBER
2552
100

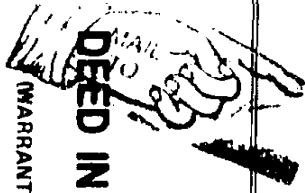
AFFIX "RIDERS" OR REVENUE STAMPS HERE

04059802

UNOFFICIAL COPY

RETURN TO First State Bank & Trust Company
of Park Ridge
607.11 Devon Avenue
Park Ridge, Illinois 60068 · OR
Recorder's Box No. 260

TRUST NO. 2907



DEED IN TRUST

(WARRANTY DEED)

TO

First State Bank & Trust Company
of Park Ridge
Park Ridge, Illinois
TRUSTEE

Property of Cook County Clerk's Office

208930990

DEPT-11 RECORD TOR 425.50
T#0013 TRAN 8193 12/20/94 11:03:00
44806 & AP # -04-059802
COOK COUNTY RECORDER

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

Dated DECEMBER 6, 19 94 Signature: *Mary A. Grabowski*
Grantor or Agent
MARY A. GRABOWSKI

Subscribed and sworn to before me by the
said MARY A. GRABOWSKI
this 6th day of DECEMBER
19 94.



Diane T. Keating
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 6, 19 94 Signature: *Donald W. Grabowski*
Grantor or Agent

Subscribed and sworn to before me by the
said *Donald W. Grabowski*
this 6th day of DECEMBER
19 94.



Diane T. Keating
Notary Public

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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.]