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DEED IN TRUST (ILLINOIS)



Doc#: 0407039046
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 03/10/2004 11:08 AM Pg: 1 of 5

THE GRANTOR, WACLAW KNIGA,
a widower,

of the County of Cook and State
of Illinois, for and in
consideration of Ten (\$10.00)
Dollars, and other good and
valuable consideration in hand
paid, Convey and Warrant unto

"WACLAW L. KNIGA, Trustee of
the WACLAW L. KNIGA LIVING
TRUST, dated February 27, 2004,
of 5135 West Barry Avenue,
Chicago, Illinois 60641."

Above Space for Recorder's Use Only

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:

THAT PART OF THE FOLLOWING TWO PARCELS OF LAND TAKEN AS A SINGLE TRACT, TO WIT: LOTS 28, 29, 30, 31,
40, 41 & 42 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 2, 3 & (EXCEPT THE SOUTH 82 FEET OF THE EAST 100
FEET) OF LOT 4 IN BLOCK 1 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

LOTS 5 TO 20, BOTH INCLUSIVE, (EXCEPT THAT PART OF SAID LOTS 5 TO 20 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT
5, A DISTANCE OF 88.43 FEET TO A CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE
SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 14.10 FEET TO THE EAST LINE OF SAID LOT 5; THENCE
NORTH ALONG THE EAST LINE OF SAID LOTS 5 TO 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE
WEST ALONG THE NORTH LINE OF SAID LOT 20 TO A LINE 1 FOOT WEST OF AND PARALLEL WITH THE SAID EAST
LINE OF LOT 20; THENCE SOUTH ALONG A LINE 1 FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID
LOTS 5 TO 20 TO A LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF
LOT 5; THENCE SOUTHWESTERLY ALONG SAID LINE 1 FOOT NORTHWESTERLY OF AND PARALLEL WITH THE
SAID SOUTHEASTERLY LINE OF LOT 5 TO A LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF
SAID LOT 5; THENCE WEST ALONG SAID LINE 1 FOOT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID
LOT 5 TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 TO THE POINT OF
BEGINNING) IN THE SUBDIVISION OF LOT 6 AND THE EAST 23 FEET OF LOT 7 IN BLOCK 1 IN SHEFFIELD'S
ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 175.74 FEET SOUTH OF AND 82.9.0 FEET EAST OF THE NORTHWEST CORNER OF SAID
HEREINAFTER DESCRIBED TRACT OF LAND, AS MEASURED ALONG THE WEST LINE OF SAID TRACT AND ALONG
A LINE AT RIGHT ANGLES THERETO, (SAID WEST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS
LEGAL DESCRIPTION); THENCE DUE SOUTH 28.72 FEET; THENCE NORTH 90 DEGREES EAST, 1.06 FEET; THENCE
DUE SOUTH 0.30 FEET; THENCE SOUTH 90 DEGREES WEST, 26.47 FEET; THENCE DUE NORTH, 23.92 FEET; THENCE
NORTH 45 DEGREES EAST, 5.59 FEET; THENCE DUE SOUTH, 0.31 FEET; THENCE NORTH 90 DEGREES EAST, 20.60
FEET; THENCE DUE SOUTH 0.54 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN
DECLARATION MADE BY AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, A NATIONAL BANKING

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ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 14, 1977, AND KNOWN AS TRUST NUMBER 40382 DATED JANUARY 1, 1978 AND RECORDED JANUARY 26, 1978 AS DOCUMENT 24301534 AND FILED JANUARY 26, 1978 AS LR DOCUMENT 2996071, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 40382 TO DONALD E. ROMSA & COLLEEN ROMSA, HIS WIFE, DATED FEBRUARY 1, 1978 AND RECORDED MAY 18, 1978 AS DOCUMENT 24454159 FOR PURPOSES OF INGRESS & EGRESS AND YARDS IN LIMITED COMMON AREAS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-33-316-018-0000 and 14-33-316-019-0000

Address of Real Estate: 1651 North Vine Street, Chicago, Illinois 60614

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 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 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 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 thereunder; (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

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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.

In Witness Whereof, the grantor aforesaid has set his hand and seal on February 27, 2004.

x Waclaw L. Kniga (SEAL)
WACLAW KNIGA

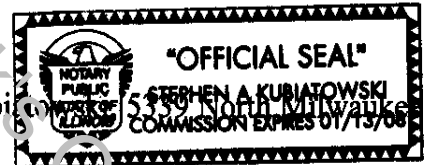
State of Illinois, County of Cook: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WACLAW KNIGA, a widower, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal on February 27, 2004.

Commission expires Jan. 13, 2008

Stephen A. Kubiowski
NOTARY PUBLIC



This instrument was prepared by: Stephen A. Kubiowski, Przybylo and Kubiowski, 5339 North Milwaukee Avenue, Chicago, Illinois 60630

(Name and Address)

MAIL TO:

WACLAW L. KNIGA
5135 West Barry Avenue
Chicago, Illinois 60641

SEND SUBSEQUENT TAX BILLS TO:

WACLAW L. KNIGA
5135 West Barry Avenue
Chicago, Illinois 60641

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COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of
Paragraph e, Section 4, of the
Real Estate Transfer Act.

Date: February 27, 2004

Signature: Stephena Kubiatowski /db

Property of Cook County Clerk's Office

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his/her agent affirms that, to the best of his/her 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: February 27, 2004

Signature: X *Waclaw L. Krziga*
Grantor or Agent

Subscribed and sworn to before me
on February 27, 2004.

Notary Public

Stephen A. Kubiatorski



The grantee or his/her 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: February 27, 2004

Signature: X *Waclaw L. Krziga*
Grantee or Agent

Subscribed and sworn to before me
on February 27, 2004.

Notary Public

Stephen A. Kubiatorski



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.)