

QUIT CLAIM DEED  
IN TRUST  
INDIVIDUAL TO TRUSTEE

Mail To:

Paul M. Lukes  
100 Tower Drive Suite 220  
Burr Ridge, Illinois 60527

Name & Address of Taxpayer:

Henry P. Nowak and  
Chestinne Nowak  
16W360 94th Street  
Burr Ridge, Illinois 60527



Doc#: 0412646053  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/05/2004 09:47 AM Pg: 1 of 4

THE GRANTORS, HENRY P. NOWAK and CHESTINNE NOWAK, his wife, of the Village of Burr Ridge, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to HENRY P. NOWAK and CHESTINNE NOWAK as Trustees of the NOWAK FAMILY TRUST dated April 28, 2004, of 16W360 94th Street, Burr Ridge, Illinois 60527 all interest in the following real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: LOT 20 IN WOODCREST EAST FIRST ADDITION, BEING A SUBDIVISION OF LOT 11 TO 17 IN BLOCK 1 OF ARTHUR T. MCINTOSH & COMPANY'S BREMEN FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN PLAT OF WOODCREST EAST FIRST ADDITION SUBDIVISION RECORDED JUNE 29, 1977 AS DOCUMENT 23992625 AND AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS, DATED AUGUST 19, 1977 AND RECORDED SEPTEMBER 15, 1977 AS DOCUMENT 24107474 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 28-03-302-037-0000

Property Address: 14063 South Kilpatrick, Crestwood, Illinois 60445

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 is hereby granted to said trustee to improve, manage, protect and subdivide the said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the 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 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

**UNOFFICIAL COPY**

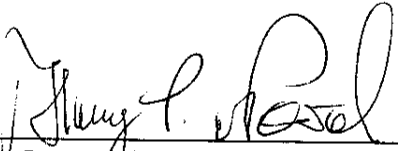
terms and for any period of periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, 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, money borrowed or advanced on said premises, or be obliged 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 on 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 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 aforesaid.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 28th day of April 2004

  
Henry P. Nowak

  
Chestinne Nowak

# UNOFFICIAL COPY

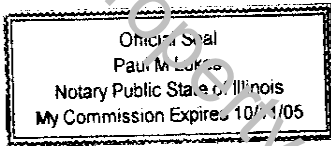
STATE OF ILLINOIS)

SS

COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that HENRY P. NOWAK and CHESTINNE NOWAK, his wife, 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 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 notarial seal, this 28th day of April 2004



*Paul M. Lukes*  
\_\_\_\_\_  
Notary Public

This transaction is **exempt** under Section 4e of the Illinois Real Estate Transfer Act and Cook County Ordinance 95104 Par. e

*Henry Nowak*  
\_\_\_\_\_  
Dated: April 28, 2004

Name and Address of Preparer:  
Paul M. Lukes  
100 Tower Drive - Suite 220  
Burr Ridge, Illinois 60527

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

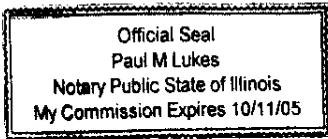
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 28, 2004

Signature *Olga Nowak*  
Grantor or Agent

Subscribed and Sworn to before me  
this 28th day of April 2004

*Paul M. Lukes*  
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 title to real estate under the laws of the State of Illinois.

Dated: April 28, 2004

Signature: *Olga Nowak*  
Grantee of Agent

Subscribed and Sworn to before me  
this 28th day of April 2004

*Paul M. Lukes*  
Notary Public

