



Doc#: 0420349076  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 07/21/2004 01:18 PM Pg: 1 of 5

## DEED IN TRUST

THE GRANTOR, JOANN PYZYNA, an unmarried woman, of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S)/ QUIT CLAIM(S) unto

JOANN PYZYNA  
1225 Tamarack Drive  
Bartlett, IL 60103

as Trustee under the provisions of a Trust Agreement dated the 13th day of May, 2004 and known as the Declaration of Trust of JOANN PYZYNA, (hereinafter referred to as "said Trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED

Permanent Real Estate Index Number(s): 06-28-102-008, 06-28-102-009, 06-28-102-010, 06-28-102-011

Address(es) of Real Estate: 1225 Tamarack Dr., Bartlett, IL 60103

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 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 or any period or periods of time hereafter; to contract to make leases and to grant options to lease and options to renew leases 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

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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 obliged to see to the application of any purchase money, rent, or 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 trust, 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 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.

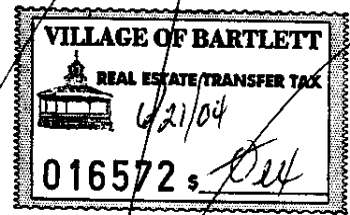
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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 6<sup>th</sup> day of Jan, 2004.

(SEAL) Joann Pyzyra  
JOANN PYZYNA

*Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Act*

Date: 6-6-04 Signed: [Signature]

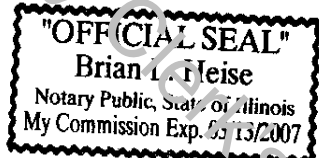


STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOANN PYZYNA, 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 acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee, 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 this 6<sup>th</sup> day of Jan, 2004.

[Signature]  
NOTARY PUBLIC



PREPARED BY: Brian L. Heise  
BUSH & HEISE  
18-3 E. Dundee Rd., Ste. 210  
Barrington, IL 60010

MAIL TO:  
  
BUSH & HEISE  
18-3 E. Dundee Rd., Ste. 210  
Barrington, IL 60010

SEND SUBSEQUENT TAX BILLS TO:  
  
Joann Pyzyra  
1225 Tamarack  
Bartlett, IL 60103

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Unit Parcel 59 of Lot 15 described as follows: Beginning at a point on the Northerly line of said Lot at the intersection with the centerline of a party wall extended Northerly, said point being North 89 Degree 07 minutes 48 seconds East 40.18 Feet of the Northwest corner of Lot 15 for the Northwest corner of Unit Parcel 59; thence South 00 degrees 52 minutes 12 seconds East along the extensions of and the said the centerline of the party wall 106.50 feet to the Southerly line of said Lot 15 for the Southwest corner of Unit Parcel 59; thence North 89 Degrees 07 minutes 48 seconds East along the last said Southerly line for 24.01 feet to the centerline of a party wall and it's extensions for the Southeast corner of Unit Parcel 59; thence North 00 degrees 52 minutes 12 seconds West along the last said centerline of the party wall and it's extensions for 106.50 feet to the intersection with the Northerly line of the Lot aforesaid for the Northeast corner of Unit Parcel 59; thence South 89 degrees 07 minutes 48 seconds West for 24.01 feet to the place of beginning, in Timberline being a subdivision of part of the Southwest corner quarter of Section 28, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded August 23, 2001 as document 0010781451 and corrected by certificate of correction recorded December 26, 2001, as document number 11229255, in Cook County, Illinois.

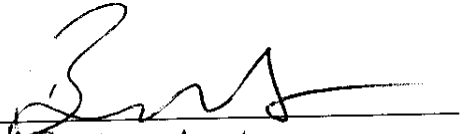
Property of Cook County Clerk's Office

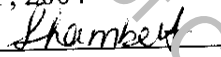
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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated: MAY 19, 2004

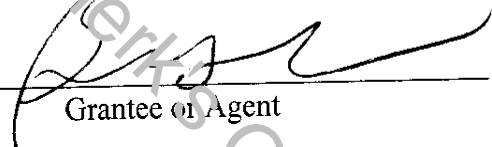
Signature:   
Grantor or Agent


Subscribed and sworn to before me  
by the said LARA LAMBERT  
this 19<sup>th</sup> day of MAY, 2004  
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: MAY 19, 2004

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
by the said LARA LAMBERT  
this 19<sup>th</sup> day of MAY, 2004  
Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identify 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 of ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)