

# UNOFFICIAL COPY

**PRAIRIE BANK  
AND TRUST COMPANY**  
7661 South Harlem Avenue  
Bridgeview, IL 60455



Doc#: 0426826210  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/24/2004 03:14 PM Pg: 1 of 3

## WARRANTY-DEED IN TRUST

MAIL DEED TO: ↓

TED KOWALCZYK ESQ.  
6052 W. 63rd Street  
Chicago, IL  
60638-4342

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, PAULINE NYKIEL, A Single Person & ALICE M. ROZEWICKI, Trustee under the provisions of a Trust Agreement dated June 11, 1996

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s and warrant s unto PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking Corporation duly organized and existing under the laws of the State of 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 4th day of March 2002 and known as Trust Number #02-027, the following described real estate in the County of COOK and State of Illinois, to wit:

Lot 39 in Block 1 in Davis and Todd's Subdivision of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 being a Resubdivision of Blocks 12 and 13 in Steadman's Subdivision of the Southeast 1/4 of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known as 5323 S. Kostner Avenue, Chicago, IL 60632

Permanent Index Number: 19-10-409-005-0000

**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 to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 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 real estate, or any part thereof, for other real or personal property, to

GF, INC

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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 real estate and any part thereof, and to deal with said real estate 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, 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 the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this 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 (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 all amendments thereof, if any, and 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 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 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 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 the above real estate 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 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 grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set her \_\_\_\_\_ hand and seal \_\_\_\_\_ this \_\_\_\_\_ 21st \_\_\_\_\_ day of \_\_\_\_\_ June \_\_\_\_\_ 2004 \_\_\_\_\_.

Alice M. Rozewicki (SEAL) Pauline Nykiel (SEAL)  
Alice M. Rozewicki, Trustee Pauline Nykiel (SEAL)

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 PAULINE NYKIEL, A Single Person & ALICE M. ROZEWICKI, Trustee under the provisions of a Trust Agree\* 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 she signed, sealed and delivered the said instrument as her 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 \_\_\_\_\_ 21st \_\_\_\_\_ day of \_\_\_\_\_ June \_\_\_\_\_ 2004 \_\_\_\_\_

ment dated June 11, 1996

Notary Public

MAIL TO:

**PRAIRIE BANK AND TRUST COMPANY**  
7661 South Harlem Avenue  
Bridgeview, IL 60455

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

Date

Buyer, Seller or Representative


Address of Property:

5323 S. Kostner Avenue  
Chicago, IL 60632


For Information Only

This instrument was prepared by:  
James F. Kirk, Attorney  
10031 W. 191st Street  
Mokena, IL 60448


# UNOFFICIAL COPY

STATE TAX  
 STATE OF ILLINOIS  
  
 JUL.-9.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


# 0000057676  
 REAL ESTATE TRANSFER TAX  
 0018350  
 FP326652

CITY TAX  
 CITY OF CHICAGO  
  
 JUL.-9.04  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000006453  
 REAL ESTATE TRANSFER TAX  
 00900.00  
 FP326650

COUNTY TAX  
 COOK COUNTY  
  
 JUL.-9.04  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP

# 0000057099  
 REAL ESTATE TRANSFER TAX  
 0009175  
 FP326665

CITY TAX  
 CITY OF CHICAGO  
  
 JUL.-9.04  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000006454  
 REAL ESTATE TRANSFER TAX  
 00476.25  
 FP326650

Property Cook County Clerk's Office