

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS WARRANTY DEED, made this 4<sup>th</sup> day of March, 2005 by and between, LILLIAN I. NISPURUK (widow) surviving spouse of JOHN P. NISPURUK, deceased, of County of Cook, State of Illinois, ("Grantor"), and LILLIAN I. NISPURUK, not individually, but as Trustee of LILLIAN I. NISPURUK DECLARATION OF TRUST DATED JANUARY 17, 1986, ("Grantee") and unto all and every successor or successors in trust under said Declaration:

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby CONVEYS and WARRANTS unto Grantee, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenance to the same belonging, situated in the County of Cook in the State of Illinois, described as follows, to wit:

Grantee's address: 7732 W. 66<sup>th</sup> Place, Summit Argo, IL 60501

Lots 231, 232, and 233 in Bedford Park, a Subdivision of part of the South 1544 feet of the Northwest ¼ of Section 24, Township 38 North, Range 12, East of the Third Principal Meridian, North of the South 50 feet and West of the West line of a strip 70 feet wide lying West of and adjoining the right-of-way of the Baltimore and Ohio Chicago Terminal Railway and East of the center line of Archer Avenue, in Cook County, Illinois.

Subject to: General real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 18-24-114-019, 18-24-114-020 and 18-24-114-021

Address of Property: 7732 W. 66<sup>th</sup> Place, Summit Argo, IL 60501

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration set forth.

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases.



Doc#: 0507618115  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
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(e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.

(f) Generally to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by said Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee the entire legal and equitable title in fee interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds there as aforesaid.

The said Grantors hereby expressly waive and release any and all right and 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 have hereunto set their hand and seal this 4 day of MARCH, 2005.

Lillian I. Nispuruk  
Lillian I. Nispuruk

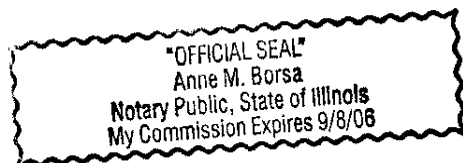
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ANNE M. BORSA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lillian I. Nispuruk, 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 her 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 official seal, this 4<sup>th</sup> day of MARCH, 2005

Commission expires SEPT. 8, 2006

Anne M. Borsa  
Notary Public



Exempt under provisions of Paragraph (e)  
Section 31-45, Property Tax Code

3/7/05  
Date

[Signature]  
Buyer, Seller or Representative

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This instrument was prepared by:  
Susan Reedy Williams  
1900 S. Highland Ave., Suite 100  
Lombard, Illinois, 60148

Return to:  
Susan Reedy Williams  
1900 S. Highland Ave., Suite 100  
Lombard, Illinois, 60148

Send tax bill to:  
Lillian I. Nispuruk  
7732 W. 66<sup>th</sup> Place  
Summit Argo, IL 60501

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR

The Agent of the Grantor affirms that, to the best of his knowledge, the name of the Grantor 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: March 9, 2005 Signature: [Signature]  
Agent

Subscribed and sworn to before me by the Agent of the Grantor this 9<sup>th</sup> day of March, 2004

Notary Public: Maureen A. Fawkes



## STATEMENT BY GRANTEE

The Agent of the Grantee 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: March 9, 2005 Signature: [Signature]  
Agent

Subscribed and sworn to before me by the Agent of the Grantee this 9<sup>th</sup> day of March, 2004

Notary Public: Maureen A. Fawkes

