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97373427



Doc#: 0519205005  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 07/11/2005 10:24 AM Pg: 1 of 5

DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

EUGENIA B. BALZEKAS WIDOW  
10400 S. LECLAIRE  
CHICAGO, IL 60638

DEPT-01 RECORDING \$27.50  
T#0013 TRAN 6678 05/27/97 14:33:00  
#7669 # DW \*-97-373427  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)



of the \_\_\_\_\_ County of COOK, and State of Illinois, in consideration of the sum of TWO Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to EUGENIA B. BALZEKAS LIVING TRUST as Trustee, under the terms and provisions of a certain Trust Agreement dated the 27th day of September, 1996, and designated as Trust No. \_\_\_\_\_, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): error EB 2706250 19.21.215.045.0000

Address(es) of Real Estate: 6400 S. LECLAIRE

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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SEE REVERSE SIDE

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor \_\_\_ hereby waive \_\_\_ and release \_\_\_ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 27 day of MAY 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

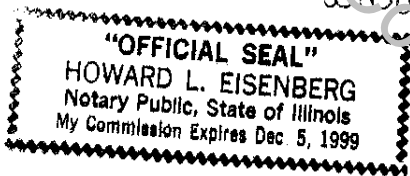
Eugenia B. Balzekas (SEAL) \_\_\_\_\_ (SEAL)  
EUGENIA B. BALZEKAS \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

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

WIDOW EUGENIA B. BALZEKAS

personally known to me to be the same person \_\_\_ whose name \_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_ h \_\_\_ signed, sealed and delivered the said instrument as \_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 27th day of MAY 1997

Commission expires \_\_\_\_\_ 19 \_\_\_\_\_

This instrument was prepared by \_\_\_\_\_ NOTARY PUBLIC  
(NAME AND ADDRESS)

### Legal Description

SEND SUBSEQUENT TAX BILLS TO:

Darlene Balzekas (Name)  
-11750 S. Ayer (Address)  
Garden Homes IL 60805 (City, State and Zip)

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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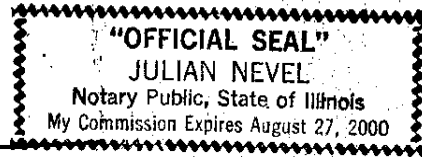
*Grantor & Grantee*  
~~EXEMPT AND ABI~~ TRANSFER DECLARATION STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

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 5/27, 19 97

Signature: Eugenia B. Balzekas  
Grantor or Agent

Subscribed and sworn to before me by the said EUGENIA B. BALZEKAS this 27 day of MAY, 1997.  
Notary Public \_\_\_\_\_

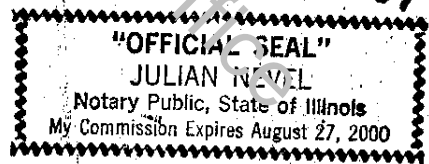


The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 5-27, 19 97

Signature: Daylene A. Balzekas  
Grantee or Agent

Subscribed and sworn to before me by the said DAYLENE A. BALZEKAS this 27 day of MAY, 1997.  
Notary Public \_\_\_\_\_



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.)

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## CERTIFICATE OF TITLE

DOCUMENT NO. 1468657-P  
PREPARED BY PA  
DATE WRITTEN KF

No. 635485

97373426

REGISTRAR'S OFFICE, COOK COUNTY, ILLINOIS

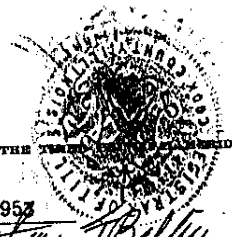
Transferred from certificate No. 463094

DATE OF FIRST REGISTRATION September Twenty-third (23rd), 1904  
REGISTRAR OF TITLES Nathan F. Balter  
AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Ralph J. Balzekas and Eugenia B. Balzekas  
THE City of Chicago COUNTY OF Cook AND STATE OF Illinois  
MARRIED TO each other ARE THE OWNER OF AN ESTATE IN FEE SIMPLE IN THE

FOLLOWING DESCRIBED LAND, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO-WIT:

Lot One (1)  
In Block Eight(8) in Lawler Park Subdivision in the North half(1/2) of the North Half(1/2) of Section 21, Township 38 North, Range 13, East of the Third Principal Meridian, together with a Resubdivision of Lots A, B, C, D and G in South Lockwood Avenue Subdivision in said Section 21, according to the Plat of said Lawler Park Subdivision registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 1014942.

19-21-215-045 97373427



SUBJECT TO THE ESTATES, EASEMENTS, ENCUMBRANCES AND CHARGES HEREUNDER NOTED.  
VITNESS MY HAND AND OFFICIAL SEAL THIS Tenth (10th) DAY OF July 1953  
Nathan F. Balter  
REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS.

### MEMORIALS

OF ESTATES, EASEMENTS ENCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT		DATE OF REGISTRATION		SIGNATURE OF REGISTRAR
				Month	Day	Year	Month	
374-53	Subject to	General Taxes levied in the year 1953.						<u>Nathan F. Balter</u>
		20 foot building line.						<u>Nathan F. Balter</u>
		Easements for Public Utilities.						<u>Nathan F. Balter</u>
		Restrictions running with the land until January 1, 1969, with provision for automatic extension as to use, number, height, design, size, location and cost for buildings to be erected on foregoing premises and as to use of said premises; and condition with provision for reverter subject to existing encumbrances in case of violation that said premises shall not be conveyed or leased to or occupied by any person not a Caucasian, all as shown on Plat Doc. No. 1014942.						<u>Nathan F. Balter</u>
		Easement over the Westerly 10 feet of foregoing premises for ingress, and egress, to and from Lots 2, 3 and 4 in Block 8 aforesaid, as reserved in said Document 105799.						<u>Nathan F. Balter</u>
1 Dup.	Mortgage from	Ralph J. Balzekas and Eugenia B. Balzekas to Merchants Nat'l Bank in Chicago, a corp.	To secure note for \$8,700.00, payable at their stated balance due July 1, 1973, with interest at 4% per annum, payable monthly, and the covenants, agreements and conditions therein contained. For parts. see doc.	June 10, 1953	June 23, 1953	11:00 AM		<u>Nathan F. Balter</u>
1468658	Mortgage's Duplicate	<del>CANCELLED</del>	<del>re #257452</del>					<u>Nathan F. Balter</u>
1 Dup	Assignment from	Merchants Nat'l Bank in Chicago, a Corp. to Nat'l Bank of Albany Park in Chicago, a Corp.	Mortgage and Note registered as Doc. No. 1468658.	Dec 1, 1953	Dec 1, 1953	2:53 PM		<u>Joseph T. Proxa</u>
496690r	Mortgage's Duplicate	<del>CANCELLED</del>	<del>re #262926</del>					<u>Joseph T. Proxa</u>
54374-73	General Taxes for the year 1972.							<u>Andrew W. Allen</u>
BEJ	Release Deed in favor of	Ralph J. Balzekas, et ux.						<u>Andrew W. Allen</u>
2706250	Releases Document Numbers	1468658 and 1496690.		July 25, 1975		12:04 PM		<u>Andrew W. Allen</u>



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Property of Cook County Clerk's Office

Mail to: E. Balzeler  
6400 S. L & Claire  
Chicago Ill 60638

