Form No. 31R AMERICA: LEGAL FORMS, CHICAGO, IL

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

EUGENIA B. BALZEKAS WIDOW 10400 SILECLAIRE CHICAGO, IL 60638

0519205005 Eugene "Gene" Moore Fee: \$32.00

Cook County Recorder of Deeds

Date: 07/11/2005 10:24 AM Pg: 1 of 5

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)

h /	1
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 EUGFALA B. BALZEKA INING which is hereby acknowledged, hereby conveys and quit claims to EUGFALA B. BALZEKA INING as Trustee under the terms and provisions of a certain Trust Agreement dated the appointed under said 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.)	101
described real estate: (See reverse suc 16) regar described	
described real estate: (See reverse side for legal description.) Permanent Index Number (PIN): 2706250 19, 21. 215.045.000	K
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ulon & CercAIRE	*4.
Address(es) of Real Estate: 6400 S. LeCIAIRE	

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.

SEE REVERSE SIDE

0519205005 Page: 2 of 5

UNOFFICIAL COPY

	ONOTHING THE OUT
	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 but
	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.
	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 or "with limited".
	not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", and provided
i	and provided.
	The Grantor hereby waive
	Total sale of execution or otherwise.
	DATED this 27 day of MAY 1997
	PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) SIGNATURE(S)
Ì	PRINT OR LOCATIVIA B. BALTEKAS (SEAL)
1	BELOW SIGNATURE(S)
l	SIGNATURE(S)(SEAL)(SEAL)
1	State of Illinois, County of Cook
1	ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
	"OFFICIAL SEAL" whose name whose name
1	HOWARD L. EISENBERG Notary Public, State of Illinois My Commission Expires Dec 5, 1999 Si Scribed to the foregoing instrument, appeared before me this day in person, and acknowledged thath signed, sealed and delivered the said instrument as
	My Commission Expires Dec 5, 1999 the s did instrument as free and voluntary act, for the uses and purposes therein set forth, including the selection of the selection of the uses
	IMPRESS SEAL HERE
	Given under my hand and official seal, this
	Commission expires
	This instrument was prepared by
	(NAME AND ACT RESS)
	Legal Pescription
	Co.
.	
2	·
M 1	
•	SEND SUBSEQUENT TAX BILLS TO:
	1 Darlene Balzekai
2	SEND SUBSEQUENT TAX BILLS TO: Oarlene Balzekas (Name) (Name)
M	(Address) (Address)
	barden Homes I 60805 (Address)
	(City, State and Zip)
Oł	RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

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, of beneficial interest in a land trust is either a natural person, of beneficial interest in a land trust is either a natural person, of beneficial interest in a land trust is either a natural person, of beneficial interest in a land trust is either a natural person, of an illinois, a business or acquire and hold title to partnership authorized to do business or acquire and hold title to real estate under the authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/270, 1991 Signature: Course B. Balackas
Grantor or Agent

"OFFICIAL SEAL"

JULIAN NEVEL

Notary Public, State of Illinois

My Commission Expires August 27, 2000

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 a land trust is either a natural person, an Illinois corporation or acquire and hold foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business 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: Queleve a. Balzekas
Grantee cr Agent

Subscribed and sworn to before me by the said <u>DAYLENE A BALZEKAS</u> this 27 day of <u>MAS</u>

Notary Public ______

"OFFICIA'_ SEAL"

JULIAN NEVEL

Notary Public, State of Illinois

My Commission Expires August 27, 2000

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.)

	0519205005 Page: 4 of 5
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