

# UNOFFICIAL COPY



Doc#: 0526634049 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/23/2005 03:19 PM Pg: 1 of 4

## DEED IN TRUST

**THIS INDENTURE WITNESSETH**, that Adolph J. Wolek and June S. Wolek, married to each other, of the City of Chicago, County of Cook, State of Illinois, **GRANTORS**, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY and WARRANT** a 50%

THIS SPACE FOR RECORDER'S USE ONLY

undivided interest as tenant in common to Adolph J. Wolek of 2247 W. Greenleaf Avenue, Chicago, Illinois 60645, not personally but solely as Trustee ("said Trustee") under the Adolph J. Wolek Trust dated June 14, 2005, and unto all and every successor or successors in trust under said trust agreement, and a 50% undivided interest as tenant in common to June S. Wolek of 2247 W. Greenleaf Avenue, Chicago, Illinois 60645, not personally but solely as Trustee ("said Trustee") under the June S. Wolek Trust dated June 14, 2005, and unto all and every successor or successors in trust under said trust agreement, **GRANTEES**, the following described real estate located in the County of Cook, State of Illinois to wit:

LOT 1 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 6 IN KEENEY'S ADDITION TO ROGERS PARK IN THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 11-31-109-001-0000  
Address of Property: 2247 W. Greenleaf Avenue, Chicago, Illinois 60645

*Exempt under the provisions of Paragraph E  
Section 31-45, Property Tax Code*

Date: 8/11/05

Adolph J. Wolek  
Adolph J. Wolek

**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 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

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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 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 trusts, 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 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 other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement 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, the intention hereof being to vest in said beneficiary the entire legal and equitable title in fee simple, in and to all of the real estate above described.

This conveyance is made upon the express understanding and condition that neither the grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust agreement as their attorney-in-fact hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said grantors hereby expressly waive and release any and all right or benefit, providing for the exemption of homestead from sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 17<sup>th</sup> day of August, 2005.

Adolph J. Wolek  
Adolph J. Wolek

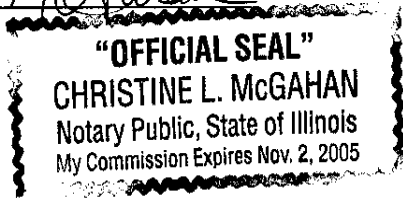
June S. Wolek  
June S. Wolek

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 ADOLPH J. WOLEK and JUNE S. WOLEK, married to each other, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 17<sup>th</sup> day of August, 2005.

Christine L. McGahan  
Notary Public



**PREPARED BY AND MAIL TO:**

Lauren E. DeJong, Esq.  
Schuyler, Roche & Zwirner, P.C.  
130 E. Randolph  
Suite 3800  
Chicago IL 60601

**SEND SUBSEQUENT TAX BILLS TO:**

Adolph J. and June S. Wolek, Trustees  
2247 W. Greenleaf Avenue  
Chicago, Illinois 60645

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EUGENE "GENE" MOORE

**RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS**

**GRANTOR/GRANTEE STATEMENT**

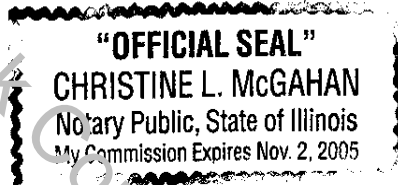
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: Aug. 11, 2005.

Signature: *Adolph J. Wolek*  
Adolph J. Wolek

Subscribed and Sworn to before me  
by the said Grantor,  
this 11<sup>th</sup> day of August, 2005.

*Christine L. McGahan*  
Notary Public



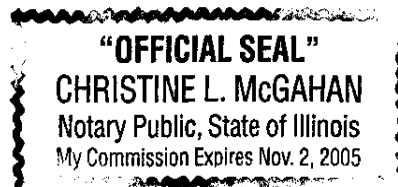
The grantee or grantee's agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 8-11-05, 2005.

Signature: *June S. Wolek*  
June S. Wolek, Trustee

Subscribed and Sworn to before me  
by the said Grantee,  
this 11<sup>th</sup> day of August, 2005.

*Christine L. McGahan*  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)