

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 0723960017 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2007 11:00 AM Pg: 1 of 3

THE GRANTOR(S) ZBIGNIEW GALAZKA and GRAZYNA GALAZKA, his wife

Of the County of Cook  
And State of Illinois

For and in consideration of  
TEN and NO/100 (\$10.00) Dollars,

(Above Space for Recorder's Use Only)

Affix "Riders"  
Revenue Star  
Here

and other good and valuable considerations in hand paid, Convey CLAIM and (WARRANT QUIT)

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 W. Belmont Avenue, Chicago, Illinois 60641

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 27 day of September, 2005

and known as Trust Number LT-2053 (hereinafter referred to as "said trustee," regardless of

the number of trustees,) and unto all and every successors or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 20, 21 AND 22 IN BLOCK 19 IN KINSEY'S HIGGINS ROAD SUBDIVISION OF PART OF SECTIONS 1 AND 12 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1923, IN BOOK 176 PAGES 40 AND 41 AS DOCUMENT 7812269, IN COOK COUNTY, ILLINOIS. P.I.N. 12-12-124-056 and 12-12-124-057

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 99 years, and to renew or extend leases upon any terms 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 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 anytime or times hereafter.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4 OF THE REAL ESTATE TRANSFER ACT  
DATE 8/27/07

(over)  
By RW

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In no case shall any party dealing with said trustee in relation to said premises or to whom said premises thereof shall be conveyed contracted to be sold, leased or mortgaged by said trustee, be obliged to see to it that any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof made by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement is in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized, empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the same is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and 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 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 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 above lands 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 hereov expressly waive 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 s aforesaid have hereunto set their hand s and seal this 5 Day of June, 20 07

*[Signature]* (Seal) *Grazyna Galazka* (Seal)

State of Illinois, County of Cook ss.

RECEIVED IN BAD CONDITION

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ZBIGNIEW GALAZKA and GRAZYNA GALAZKA, his wife

Personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t hey 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 5 day of June

Commission expires 12-27-

"OFFICIAL SEAL" Walter A. Rohn Notary Public, State of Illinois My Commission Exp. 12/27/2008

*[Signature]* 20 07

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: COMMUNITY SAVINGS BANK 4801 W. Belmont Ave. Chicago, IL 60641-4330

ADDRESS OF PROPERTY: 7620-30 W. FOSTER CHICAGO, IL 60656

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO: Grazyna Galazka 7620 W. Foster Chicago, IL 60656

OR RECORDER'S OFFICE BOX NO. BOX 331

Prepared by:

DOCUMENT NUMBER

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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.

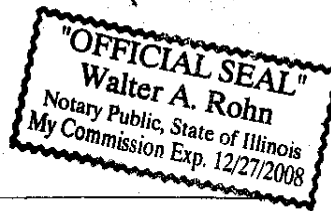
Dated June 5, 2007

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before  
Me by the said  
this 5 day of June, 2007

NOTARY PUBLIC \_\_\_\_\_



The Grantee or 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 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.

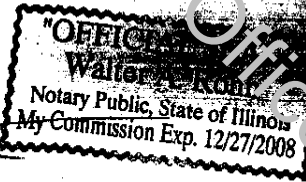
Date June 5, 2007

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before  
Me by the said  
This 5 day of June, 2007

NOTARY PUBLIC \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)



**EUGENE "GENE" MOORE**

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