

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 0802818010 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2008 10:23 AM Pg: 1 of 4

THE GRANTOR(S) MIROSLAWA
KARWAS, married to STANISLAW
KARWAS

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 Stamp
Here

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

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 November, 2007,
and known as Trust Number LT-2217 (hereinafter referred to as "said trustee," regardless of
the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the
following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

P.I.N. 13-17-107-194-1029

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 there-
of, 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.

(over)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4 OF THE REAL ESTATE TRANSFER ACT
DATE 1/28/08

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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 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 hereby 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 _____ Day of November, 20 07

Mirosława Karwas (Seal) Stanisław Karwas (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 STANISLAW KARWAS and MIROSLAWA KARWAS, 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 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 _____ day of November, 20 07

Commission expires 12-27-, 20 08
Notary Public

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: **COMMUNITY SAVINGS BANK**
NAME
4801 W. Belmont Ave.
ADDRESS
Chicago, IL 60641-4330
CITY, STATE, ZIP

OR RECORDER'S OFFICE BOX NO. **BOX 331**

ADDRESS OF PROPERTY:
4660 N. AUSTIN, UNIT 302
CHICAGO, IL 60630

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

SEND SUBSEQUENT TAX BILLS TO:
as above
NAME
ADDRESS

DOCUMENT NUMBER

Prepared by:

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Marquis Title Insurance Co.
6060 N. Milwaukee Ave.
Chicago IL 60646

Order No: CG210204MT

Reference No: 0610495

Exhibit "A"

Parcel 1: Unit No. 302 in The Washington House Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 26571458, as amended from time to time, in the Northwest 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space 39 and Storage Locker 18 and 36 (limited common elements) as delineated on the survey attached to the Declaration aforesaid recorded as Document 26571458.

Parcel 3: Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Easements recorded as Document 26571457.

13-17-107-194-1029

Property of Cook County Clerk's Office

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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 Nov 27, 2007

Signature: Milostiana Kaywas
Grantor or Agent

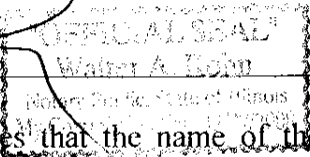
Subscribed and sworn to before

Me by the said

this 27 day of November, 2007

NOTARY PUBLIC

[Handwritten Signature]



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 Nov 27, 2007

Signature: Stanislaw Karwas
Grantee or Agent

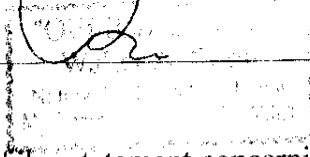
Subscribed and sworn to before

Me by the said

This 27 day of November, 2007

NOTARY PUBLIC

[Handwritten Signature]



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