

WARRANTY DEED

UNOFFICIAL COPY 08043173

2993/0212 30 001 Page 1 of 4
1998-11-18 13:12:45
Cook County Recorder 27.00

IN TRUST

THIS INSTRUMENT WAS
PREPARED BY *ma*



08043173

F. Ronald Buoscio
9138 S. Commercial Ave.
Chicago, IL. 60617

77-7953

98/20115-001

THIS INDENTURE, witnesseth, That the Grantor(s)

Edward Niksich, Edward E. Bloom by Josephine Bloom, as attorney in fact
(married to Mary Niksich and Josephine Bloom

of the County of Cook and State of Illinois for and in
consideration of Ten Dollars and 00/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid, Convey(s)
and Warrant(s) unto SOUTH CHICAGO BANK, a corporation of Illinois, as trustee
under the provisions of a trust agreement dated the 2nd day of November
19 98, and known as Trust Number 11-2993 the following
described real estate on the County of Cook and State of Illinois,
to wit:

Lot 44 in Block 36 in Ironworker's Addition to South Chicago,
being a Subdivision of the South Fractional 1/2 of Fractional
Section 8, Township 37 North, Range 15, East of the Third
Principal Meridian, in Cook County, Illinois.

*105-11 So Every
Chap & Co 11/17*

26 of 330 005

*** None of the Grantors ^{nor their spouses} have a homestead interest in
the said real estate. *08-08-330-005-0000*

TO HAVE AND TO HOLD the said premises with the tenements and
appurtenances thereunto belonging upon the trusts and for the uses and
purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve,
manage, protect and subdivide said premises or any part thereof, to dedicate
parks, streets, highways or alleys and to vacate any subdivision or part

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Cook County Recorder's Office

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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 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 or time, not exceeding in the case of any single demise the term of 99 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 anytime 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 the 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 to 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 on or claiming under any such conveyance, lease or other instrument, (a) that at the time of 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, and (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 dispositions 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.

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And the said grantor(s) hereby expressly waive(s) and release(s) 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 has hereunto set their hand(s) and seal(s) this 2nd day of November 19 98

Edward Niksich Seal
EDWARD NIKSICH
Josephine Bloom Seal
JOSEPHINE BLOOM

Edward E. Bloom Seal
by: Josephine Bloom Seal
EDWARD E. BLOOM by Josephine Bloom
as attorney in fact. Seal

08043173

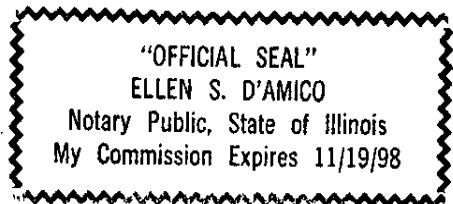
STATE OF ILLINOIS]
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, do HEREBY CERTIFY THAT Edward Niksich, Josephine Bloom (married to Mary Niksich) Edward E. Bloom by Josephine Bloom, as attorney in fact who is personally known to me to be that same person(s) whose name(s) are subscribed to the forgoing 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 waiver of the right of homestead.

Given under my hand and Notarial Seal this 2nd day of November, A.D., 19 98

Ellen S. D'Amico
Notary Public

My Commission expires on Nov 19, 1998



SOUTH CHICAGO BANK
1400 TORRENCE AVENUE
CALUMET CITY, IL 60409

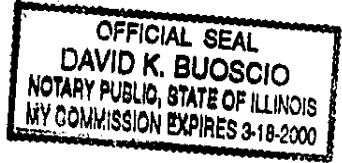
BOX 333-CT

STATEMENT BY GRANTOR AND GRANTEE

The grantor of 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 NOVEMBER, 1998 Signature: Amy Biernacki
Grantor or Agent

Subscribed and Sworn to before me by the
said AMY BIERNACKI
this _____ day of NOVEMBER, 1998.

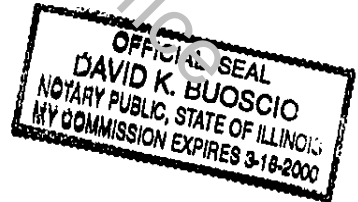


Notary Public _____
[Signature]

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 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 NOVEMBER, 1998 Signature: Amy Biernacki
Grantee or Agent

Subscribed and Sworn to before me by the
said AMY BIERNACKI
this _____ day of NOVEMBER, 1998.



Notary Public _____
[Signature]

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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STATE OF ILLINOIS

The undersigned, Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court.

Witness my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of the Court

Notary Public

Property of Cook County Clerk's Office

The undersigned, Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court.

Witness my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of the Court

Notary Public

The undersigned, Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court.

Witness my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of the Court

Notary Public