

UNOFFICIAL COPY



Doc#: 0936249005 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/28/2009 10:11 AM Pg: 1 of 3

DEED IN TRUST

THE GRANTOR(S), George Tychalski,
A Single Man

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" or
Revenue Stamps
Here

and other good and valuable considerations in hand paid, Convey \$ and (WARRANT ___/ QUIT ___
CLAIMS)* 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 18th day of December, 2009
and known as Trust Number LT-2357 (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:
**LOTS 1, 2 AND 3 IN BLOCK 1 O FGUNN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 13-34-217-038-0000

COMMONLY KNOWN AS: 4300-06 SHAKESPEARE & 2136-42 KILDARE, CHICAGO, ILLINOIS 60639

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 alley; 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 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)

UNOFFICIAL COPY

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 waives and releases 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 aforesaid has hereunto set ^s hand and seal this 18th Day of December, 2009

(Seal)

(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 George Tychalski

Personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 18th day of December, 2009
Commission expires _____ 20____
Notary Public

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY:

MAIL TO:

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

4300-06 Shakespeare & 2136-42 Kildare
Chicago, Illinois 60639

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

SEND SUBSEQUENT TAX BILLS TO

Oxana Anisimov
NAME
1104 Fairfield, Glencoe, IL 60022
ADDRESS

OR RECORDERS OFFICE BOX NO BOX 331

DOCUMENT NUMBER

Prepared by: Matthew S. Payne, The Payne Law Office, Chartered, 6444 N. Milwaukee Ave., Chicago, Illinois 60631

UNOFFICIAL COPY

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 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 12/18, 2009

Signature [Handwritten Signature]
Grantor or agent

Signature _____
Grantor or agent

Subscribed and sworn to before me
this 18 day of December, 2009.

[Handwritten Signature]
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 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 12/18, 2009

Signature [Handwritten Signature]
Grantee or agent

Signature _____
Grantee or agent

Subscribed and sworn to before me
this 18 day of December, 2009.

[Handwritten Signature]
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 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 Act.)