

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor

ELZBIETA KOPEC

a/k/a ELIZABETH KOPEC

5039 Briartree - Unit 205

divorced and not since remarried



Doc#: 1033608248 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/02/2010 10:48 AM Pg: 1 of 4

of the County of COOK  
and State of ILLINOIS for and in  
consideration of TEN AND NO/100 Dollars,  
and other good and valuable considerations  
in hand paid, **Convey and WARRANT**

unto the **MARQUETTE BANK** f/n/a MARQUETTE NATIONAL BANK An Illinois Banking Assn.,  
whose address is 6155 South Pulaski Road, Chicago, Illinois, 60629, as Trustee under the provisions of  
a trust agreement dated the 30th day of November 20 10, and known as Trust Number 19504  
the following described Real Estate in the County of COOK and State of Illinois, to-wit:

SEE ATTACHED EXHIBIT A

Property Address: 5039 Briartree - Unit 205, Burbank, IL 60459

Permanent Tax Number: 19-28-401 061-1005

Volume #

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. See reverse side for terms & powers of trustee. And the said grantors 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 aforesaid has hereunto set their hand and seal this 30th day of November 20 10

*Elzbieta Kopec* Seal

Seal

ELZBIETA KOPEC  
a/k/a ELIZABETH KOPEC

Seal

Seal

EXEMPT  
CITY OF BURBANK  
REAL ESTATE TRANSFER TAX

*John L. Fanzur*  
City Clerk 12-2-10

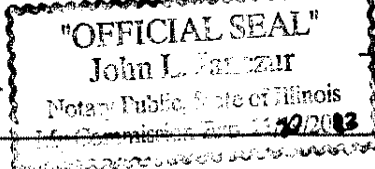
STATE OF ILLINOIS SS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County in the state aforesaid do hereby certify that

ELZBIETA KOPEC

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated 11-30-2010



*John L. Fanzur*  
Notary Public

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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 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 present or future, and upon any terms and 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 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 mortgage 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, but 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, and that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and that 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, title powers and 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, but only an interest in the earnings, avails and proceeds thereof as above set forth.

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.

AFTER RECORDING, PLEASE MAIL TO:  
MARQUETTE BANK  
6155 SOUTH PULASKI ROAD  
CHICAGO, IL 60629

THIS INSTRUMENT WAS PREPARED BY:  
Andrew J. Giza  
3417 West 63rd Street  
Chicago, IL 60630

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR. e AND COOK COUNTY ord. 93-0-27 par e

DATE: 11-30-2010

SIGN:

Andrew J. Giza

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## EXHIBIT A

UNIT NUMBER 205 IN BRIARTREE OF BURBANK, A CONDOMINIUM, AS DELIENATED ON A SURVEY OF THE FOLLOSING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BRIARTREE OF BURBANK, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS ESHIBIT A TO THE DECLARATION OF CONDIMINIUM RECORDED AS DECUMENT NUMBER 25678500 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**P.I.N. 19-28-401-061-1005- 0000**

**Commonly known as: 5039 BRIARTREE – Unit 205, Burbank, IL 60459**

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 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 30, 2010

Signature: Etibielis Kopeck  
Grantor or Agent

Subscribed and sworn to before me  
By the said GRANTOR  
This 30 day of NOVEMBER, 2010  
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 title to real estate under the laws of the State of Illinois.

Date NOVEMBER 30, 2010

Signature: Etibielis Kopeck  
Grantee or Agent

Subscribed and sworn to before me  
By the said GRANTEE  
This 30 day of NOVEMBER, 2010  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)