## NOFFICIAL COP

WARRANTY DEED IN TRUST (Illinois)

THIS INDENTURE WITNESSETH, that Grantor(s), WANDA KOZUB, an unmarried woman, of the County of Cook, and the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto the COMMUNITY SAVINGS BANK, an Illinois Corporation, whose address is 4801 W. Belmont Avenue, Chicago, Illinois 60641, as Trustee under the provisions of a trust agreement dated the 13<sup>th</sup> day of September, 2011 and known as Trust Number LT-2507



Doc#: 1132646055 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 11/22/2011 02:19 PM Pg: 1 of 3

(The above space for Recorder's Use only)

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 the State of Illinois, to wit:

SEE EXHIBIT "A "ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number:

Address of Real Estate:

12-25-223-038-1026; 12-25-223-038-1042

2920 N. Harlem Avenue, Unit 4F, Elmwood Park, IL 60707

TO HAVE AND TO HOLD the said premises with the appurtenance upon the trust and for the uses and purposes herein and in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said cristee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or elleys 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 par 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 comment, in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single den ise the terms of 198 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 any time or times hereafter, to contract or make leases and to grant options to lease and options to renew leases an options to purchase the whole or any part of the reversion and to contract respecting the manner of pricing the amount of present or future rentals, to partition or kind, to release, convey or assign any right title or interest in or about or easement appurtenant of 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 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 thereon and binding upon all beneficiaries thereunder, (c) that said trustee was duly

F-1128-APA

1132646055 Page: 2 of 3

authorized and empowered to execute and deliver very such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is make 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, power, 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 interests, legal or equitable, in or to said real estate as such, but only an interest in the earnings avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) 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 for sales on execution or otherwise.

IN WITNESS WHEREOF, the Grantor(s) aforesaid has/have hereunto set hand and seal this 4th day of November, 2011.



Village of Elmwood Park Real Estate Transfer Stamp

275.00

THIS INSTRUMENT WAS PREPARED P

Law Offices of Agnes Pogorzelski & Associates, P.C. 7443 W. Irving Park Rd., Unit 1W Chicago, Illinois 60634

STATE OF ILLINOIS ) ) SS COUNTY OF COOK

Oct Collusia I, the undersigned, a NOTARY PUBLIC in and for the State of Illinois, Coancy of Cook, DO HEREBY CERTIFY that WANDA KOZUB, personally known to me to the same person(s) whose name is/are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he/she/they signed, sea'cd and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL AGATHA PIECHA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/11/2015 Given under my hand and official seal as Notary Public this 4th day of November, 201

AFTER RECORDING, PLEASE MAIL TO:

Community Savings Bank 4801 W. Belmont Ave. Chicago, IL 60641-4330

COMMUNITY SAVINGS BANK TRUST 6244 W Delmont, 1st floor Chicago, IL. 60634

1132646055 Page: 3 of 3

## **UNOFFICIAL COPY**

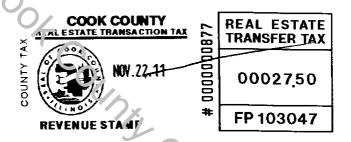
## **EXHIBIT A**

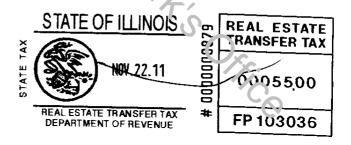
Commitment Number: F-1128-APA

Unit No. 4F and P-2 in Harlem Terrace Condominium together with its undivided percentage interest in the common elements as defined and delineated in the Declaration of Condominium recorded as Document Number 97724546 as amended from time to time in the Northeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

12-25-223-038-1026 12-25-223-038-1042 2920 N. HARLEM AVE, UNIT 4F, ELMWOOD PARK, IL 60707





National Title Center, Inc.
7443 W. Irving Park Road, #1E
Chicago, IL 60634
A Policy Issuing Agent for
FIRST AMERICAN TITLE INSURANCE COMPANY