

UNOFFICIAL COPY

26 389 899

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

13.00



WARRANTY DEED IN TRUST

Date 10/22/82

Buyer, Seller or Representative Virginia Krzus

Form 91 R 7/80

The above space for recorder's use only

Section 4, Paragraph E, Sub-Section 13.00

Virginia Krzus
Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor **JOSEPH LIGAS, JR. & ALEKSANDRA LIGAS, his wife & FRANK RATULOWSKI & MARIA RATULOWSKI, his wife** of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 24th day of May 1982 known as Trust Number 1081928 the following described Real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

COOK COUNTY, ILLINOIS
FILED FOR RECORD

RECORDER OF DEEDS

1982 OCT 25 AM 10:55

26389899

Parcels 1: 19-15-213-057

PERMANENT TAX NUMBER: 2: 13-22-429-001

VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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 and 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 lease, to 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 lease, to commence in present or 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 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, 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 appurtenant to said premises or any part thereof, and to deal with same, in 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 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 will 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 in 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, (2) 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, (3) 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 hereunder, (4) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (5) 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 to be personal property, and no beneficiary hereunder shall have any 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 or 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 or provided.

And the said grantor S 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 S aforesaid have hereunto set their hand S and seal S this 12th day of October, 1982.

Joseph Ligas Jr. (Seal) Frank Ratulowski (Seal)
Aleksandra Ligas (Seal) Maria Ratulowski (Seal)
ALEKSANDRA LIGAS MARIA RATULOWSKI

THIS INSTRUMENT WAS PREPARED BY:

E. G. Urban
5722 S. Pulaski Rd.,
Chicago, Illinois

I, Virginia Krzus a Notary Public in and for said County, in the County of Cook ss. the state aforesaid, do hereby certify that Joseph Ligas, Jr. & Aleksandra Ligas, his wife & Frank Ratulowski & Maria Ratulowski, his wife

personally known to me to be the same person S whose name S are they subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 notarial seal this 12th day of October, 1982



5620 S. Pulaski Rd.,
3334 N. Milwaukee Rd., Chicago, Ill.

After recording return to:
Box 533 (Cook County only)
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, Ill. 60602
Attention: Land Trust Department

For information only insert street address of above described property.

68-85-048P
OCT 25

Exempt under the provisions of Paragraph E, Sub-Section 13.00, County transfer tax ordinance.

Virginia Krzus
Buyer, Seller, or Representative

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RIDER TRUST #1081928

PARCEL 1:
5620 S. Pulaski
Chicago, Il 60619

Lot 8 in Block 1 in Dörstein's Subdivision of the North 1/2 of the South 1/2 of the North East 1/4 of the North East 1/4 of Section 15, Township 38 North, Range 13, East of the Third Principal Meridian, (except that part of said Lot lying East of a line 50 feet West of and parallel with East line of said Section 15) in Cook County, Illinois.

PARCEL 2:
3334 N. Milwaukee
Chicago, Il 60641

Lot 17 in E. S. Dohr's Subdivision all of Lot 1 (except South 10 acres) County Clerks Division of that part of South East 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, lying South of Milwaukee Avenue in Cook County, Illinois.

Except where provisions
of Real Estate Transfer Tax
Date 10/22/82 Buy, Sell

26 389 899

END OF RECORDED DOCUMENT