

UNOFFICIAL COPY

LEGAL FORMS September, 1976
DEED IN TRUST
(ILLINOIS)
27255848
17 SEP 84 12:42

1704 954010 27255848

(The Above Space For Recorder's Use Only)

THE GRANTORS, RAYMOND S. RUTKOWSKI and THERESE L. RUTKOWSKI, his wife
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 (QUIT CLAIM)
unto THERESE L. RUTKOWSKI
21 S. Wildwood Drive,
Prospect Hts. Il. (NAME AND ADDRESS OF GRANTEE)
1984, and known as THERESE L. RUTKOWSKI TRUST 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: an undivided one-half interest as
tenant in common in

(LEGAL ATTACHED)

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 lease, park, streets, highways or alleys; 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 in future, 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 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 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 thereof and binding upon all beneficiaries thereof; (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 in a successor or successors in trust, that such successor or successor in trust has 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 therefrom 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," "in trust condition," or "with limita-
tions," or words of similar import, in accordance with the statute in such case made and provided.

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 grantors have hereunto set their hands, and seal, this 19th
day of June 1984

Raymond S. Rutkowski (SEAL) Therese L. Rutkowski (SEAL)
RAYMOND S. RUTKOWSKI THERESE L. RUTKOWSKI

State of Illinois, County of COOK

I, the undersigned, a Notary Public in and for said County, in the State of
said DO HEREBY CERTIFY that RAYMOND S. RUTKOWSKI & THERESE L.
RUTKOWSKI, his wife are subscribers
personally known to me to be the same persons whose names are subscribed
to the foregoing 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 and
waiver of the right of homestead.

Given under my hand and official seal, this 19th day of June 1984

Commission expires July 27, 1987
This instrument was prepared by M. K. SZYGOWSKI, ATTY. 150 N. Wacker Dr. CHGO. IL. 60606
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { MATHEW K. SZYGOWSKI
150 N. Wacker Drive
Chicago, IL. 60606
(City, State and Zip)

ADDRESS OF PROPERTY: 21 S. Wildwood Drive
Prospect Hts Il.
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SFND SURSTOUFFNT TAX BILLS TO
(Name)
(Address)

This transfer is exempt from the Real Estate Transfer Tax
Act pursuant to Section (e) of Paragraph 1004 Chapter 120
of the Illinois Revised Statutes.

HERE STAMPS DUES REVENUE NO. 58219R, 11/84

Representative

MAIL

DOCUMENT NUMBER
27255848

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PARCEL 1:
UNIT NUMBER 104 IN COLONY COUNTRY APARTMENT HOMES BUILDING NUMBER 1
CONDOMINIUM, AS DELINEATED ON SURVEY OF PART OF LOT 2 IN OLD ORCHARD
COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF NORTH WEST 1/4
OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION
28 BOTH IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL)
WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE
BY AMERICAN NATIONAL BANK AND TRUST COMPANY TRUST NUMBER 76535 AND
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS
AS DOCUMENT NUMBER 22667207 TOGETHER WITH AN UNDIVIDED 1.28701 PER CENT
INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND
SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID
DECLARATION AND SURVEY)

PARCEL 2:
AN EASEMENT APPURTENANT TO PARCEL 1 AFORESAID, A PERPETUAL EXCLUSIVE
EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NO. 41 AS DEFINED
AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY IN COOK COUNTY,
ILLINOIS.

PARCEL 3:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN
GRANT DATED JUNE 6, 1972 AND RECORDED JUNE 6, 1972 AS DOCUMENT NUMBER
21927659 MADE BY CHICAGO TITLE AND TRUST COMPANY A CORPORATION OF
ILLINOIS AS TRUSTEE UNDER TRUST NO. 59408 FOR INGRESS AND EGRESS IN COOK
COUNTY, ILLINOIS.

27255818

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END OF RECORDED DOCUMENT