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WARRANTY DEED IN TRUST

88313575

THIS INDENTURE WITNESSETH that the Grantors, JOHN J. KRUPA and SYLVIA J.E. KRUPA, his wife of the City of Chicago, County of Cook, State of Illinois, form and in consideration of Ten and 00/100 dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to John J. Krupa, as 2. Trustee under the provisions of Declaration of Trust by John J. Krupa dated the day of June, 1988 and known as Trust Number 88-4, the following described real estate in the County of Cook. State of Illinois to with

LOTS 23 AND 24 IN BLOCK 5 IN FORDSON MANOR RESUBDIVISION OF BLOCKS 4 TO 7 by Inclusive in Eidam's subdivision of the West Half of the North East Quarter of Central Railroad Company) south West Quarter of the North West Quarter of Section 12, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

1+27-429 Stony Island Armse, Calvert City, IL 29-12-124-002 (LOT 23) 29-12-24-001 (LOT 24) c/k/a P.I.N.// DEPT-01 RECORDING

John J. Krupa's Address:

13360 S. Avenue M Chicago, Illinois 60633

\$12,25 T#2222 TRAN 0562 07/15/88 15:17:00 14837 # B # -98-313575 COOK COUNTY RECORDER

SUBJECT TO: covenants, conditions, and restrictions of record; and general real estate taxes for the year 1987 and subsequent years.

TO HAVE AND TO HOLD the sail premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth, and upon the trusts and for the uses and purposes set forth in Exhibit "A" attached hereto and incorporated herein by reference.

The 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 said Grantors have hereunto set their hands and seals this \\ day of June, 1988.

(SEAL) Sylvia U. Krupa

STATE OF ILLINOIS SS

COUNTY OF COOK

I, the undersigned, A Notary Public, in and for said Courty, in the State aforesaid, DO HEREBY CERTIFY that John J. Krupa and Sylvia J. Krupa, his wife, personally known to me to be the same persons whose names they subscribed to the foregoing instrument, appeared before me this day in person, and remowledged 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 scal, this Way of June, 1988.

NOTARY PUBLIC

This document prepared by: LEONARD J. LEROSE, JR., Attorney 21110 S. Western Avenue 21110 S. Western Avenue Olympia Fields, Illinois

MAIL TO: LEONARD J. LEROSE, JR. 21110 S. Western Avo. Olympia Fields, IL

📆 Commission expir**§**s

"OFFICIAL SEAL PAULNITA REES

ADDRESS OF PROPERTY NOTARY PUBLIC, STATE OF ILLINOIS

ADDRESS OF PROPERTY NY Commission Expires 1/24/91

Calvert Vista The above address is for statistical

purposes only and is not part of this Dood

Sand subsequent tax bills to:

Juha J. Kruja

13260 S. Arrush M 8CL 60633

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#### EXHIBIT "A"

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said Declaration of Trust 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 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 and to grant to such successor or successors in trust and to grant to such 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 noumber, 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single dem so the term 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 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, co partition or to exchange said property, or any part thereof, for other call 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 the same, whether similar to or different from the ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether simi

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 Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executer 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 conveyant, lease or other instrument, (a) that at the time of the delivery thereof the clust created by this Indenture and by said Declaration of Trust 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 Declaration of Trust or in some amendment thire of 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.

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 cases made and provided.

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